

DOWNING SQUARE

19R PARK AVE, ARLINGTON, MA 02474

DRAWING LIST

A-G000	COVER
FIG.11	SOIL MANAGEMENT PLAN
FIG.12	SOIL MANAGEMENT PLAN
FIG.13	SOIL MANAGEMENT PLAN
FIG.14	SOIL MANAGEMENT PLAN
FIG.15	SOIL MANAGEMENT PLAN
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A-A201	BUILDING A EXTERIOR ELEVATIONS
A-A202	BUILDING A EXTERIOR ELEVATIONS
B-A201	BUILDING B EXTERIOR ELEVATIONS
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A304	ELEVATOR DETAILS
A-A401	BUILDING A LEVEL 1 REFLECTED CEILING PLAN
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B-A401	BUILDING B LEVEL 1 REFLECTED CEILING PLAN
B-A402	BUILDING B LEVEL 2 REFLECTED CEILING PLAN
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A-A501	BUILDING A WALL SECTIONS
B-A501	BUILDING B WALL SECTIONS
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A504	EXTERIOR WALL DETAILS
A505	EXTERIOR WALL DETAILS
A506	EXTERIOR WALL DETAILS
A507	EXTERIOR WALL DETAILS
A508	EXTERIOR WALL DETAILS
A509	ROOF DETAILS
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B-A601	ENLARGED TYPICAL UNIT PLANS
B-A602	ENLARGED TYPICAL UNIT PLANS
B-A603	ENLARGED TYPICAL UNIT PLANS
A-A610	INTERIOR ELEVATIONS - BATHROOM
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A-S005	TYPICAL DETAILS
A-S101	GROUND FLOOR AND FOUNDATION PLAN, SECOND FLOOR FRAMING PLAN
A-S102	THIRD FLOOR AND ROOF FRAMING PLANS
A-S201	SECTIONS
A-S202	SECTIONS
B-S001	GENERAL NOTES AND TYPICAL DETAILS
B-S002	TYPICAL DETAILS
B-S003	TYPICAL DETAILS
B-S004	TYPICAL DETAILS
B-S005	TYPICAL DETAILS
B-S101	GROUND FLOOR AND FOUNDATION PLAN
B-S102	SECOND FLOOR FRAMING PLAN
B-S103	THIRD FLOOR FRAMING PLAN
B-S104	FOURTH FLOOR FRAMING PLAN
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DRAWING LIST

B-S202	SECTIONS
B-S201	SECTIONS
B-VM1	BUILDING B - VAPOR MITIGATION SYSTEM VENT LAYER AND DETAILS
B-VM2	BUILDING B - VAPOR MITIGATION SYSTEM VENT RISER PLANS
M001	MECHANICAL LEGEND AND NOTES
M002	MECHANICAL SCHEDULES
M003	MECHANICAL SCHEDULES
A-M101	BUILDING A - MECHANICAL FIRST FLOOR PLANS
B-M101	BUILDING B - MECHANICAL FIRST FLOOR PLAN
B-M102	BUILDING B - MECHANICAL SECOND FLOOR PLAN
B-M103	BUILDING B - MECHANICAL THIRD FLOOR PLAN
B-M104	BUILDING B - MECHANICAL FOURTH FLOOR PLAN
B-M105	BUILDING B - MECHANICAL ROOF PLAN
M201	MECHANICAL DETAILS
M202	MECHANICAL DETAILS
M203	MECHANICAL DETAILS
M204	MECHANICAL DETAILS
E001	ELECTRICAL LEGEND & NOTES
A-E002	BUILDING A - ELECTRICAL PANEL SCHEDULES
A-E100	BUILDING A - ELECTRICAL SITE PLAN
A-E101	BUILDING A - ELECTRICAL FLOOR PLANS
A-E102	BUILDING A - ELECTRICAL FIRST FLOOR TYPICAL APARTMENT PLAN
A-E201	BUILDING A - LIGHTING FLOOR PLANS
A-E301	BUILDING A - ELECTRICAL ONE-LINE DIAGRAM AND DETAILS
B-E002	BUILDING B - ELECTRICAL PANEL SCHEDULES
B-E100	BUILDING B - ELECTRICAL SITE PLAN
B-E101	BUILDING B - ELECTRICAL FIRST FLOOR PLAN
B-E102	BUILDING B - ELECTRICAL SECOND FLOOR PLAN
B-E103	BUILDING B - ELECTRICAL THIRD FLOOR PLAN
B-E104	BUILDING B - ELECTRICAL FOURTH FLOOR PLAN
B-E105	BUILDING B - ELECTRICAL FIRST FLOOR PLANS
B-E105A	BUILDING B - ELECTRICAL ROOF PLAN
B-E201	BUILDING B - LIGHTING FIRST FLOOR PLAN
B-E202	BUILDING B - LIGHTING SECOND FLOOR PLAN
B-E203	BUILDING B - LIGHTING THIRD FLOOR PLAN
B-E204	BUILDING B - LIGHTING FOURTH FLOOR PLAN
B-E301	BUILDING B - ELECTRICAL ONE-LINE DIGRAM AND DETAILS
P001	PLUMBING LEGEND, NOTES & SCHEDULES
A-P101	BUILDING A - PLUMBING FIRST FLOOR PLAN
A-P102	BUILDING A - PLUMBING SECOND FLOOR PLAN
A-P103	BUILDING A - PLUMBING THIRD FLOOR PLAN
A-P104	BUILDING A - PLUMBING ROOF PLAN
B-P101	BUILDING B - PLUMBING FIRST FLOOR PLAN
B-P102	BUILDING B - PLUMBING SECOND FLOOR PLAN
B-P103	BUILDING B - PLUMBING THIRD FLOOR PLAN
B-P104	BUILDING B - PLUMBING FOURTH FLOOR PLAN
B-P105	BUILDING B - PLUMBING ROOF PLAN
P201	PLUMBING DETAILS
P202	PLUMBING DETAILS
P203	PLUMBING DETAILS
FP001	FIRE PROTECTION LEGEND AND NOTES
A-FP101	BUILDING A - FIRE PROTECTION FIRST FLOOR PLANS
B-FP101	BUILDING B - FIRE PROTECTION FIRST FLOOR PLAN
B-FP102	BUILDING B - FIRE PROTECTION SECOND FLOOR PLAN
B-FP103	BUILDING B - FIRE PROTECTION THIRD FLOOR PLAN
B-FP104	BUILDING B - FIRE PROTECTION FOURTH FLOOR PLAN
B-FP105	BUILDING B - FIRE PROTECTION ROOF PLAN
FP201	FIRE PROTECTION DETAILS
FP202	FIRE PROTECTION DETAILS
FA001	FIRE ALARM LEGEND, NOTES & DETAILS
A-FA002	BUILDING A - FIRE ALARM ONE-LINE DIAGRAM
A-FA101	BUILDING A - FIRE ALARM FLOOR PLANS
B-FA002	BUILDING B - FIRE ALARM ONE-LINE DIAGRAM
B-FA101	BUILDING B - FIRST FLOOR FIRE ALARM PLANS
B-FA102	BUILDING B - FIRE ALARM SECOND FLOOR PLAN
B-FA103	BUILDING B - FIRE ALARM THIRD FLOOR PLAN
B-FA104	BUILDING B - FIRE ALARM FOURTH FLOOR PLAN

DOWNING SQUARE OVERALL UNIT MIX

ROOM SCHEDULE		
Level	Name	Count
GROUND LEVEL	CORRIDOR	1
GROUND LEVEL	STAIR 1	1
GROUND LEVEL	STAIR 2	1
GROUND LEVEL	VESTIBULE	1
LEVEL 2	CORRIDOR	1
LEVEL 2	ELECTRICAL	1
LEVEL 2	STAIR 1	1
LEVEL 2	STAIR 2	1
LEVEL 2	Stor.	1
LEVEL 3	CORRIDOR	1
LEVEL 3	MECH	1
LEVEL 3	STAIR 1	1
LEVEL 3	STAIR 2	1
LEVEL 3	STORAGE	1
LEVEL 4	CORRIDOR	1
LEVEL 4	MECH	1
LEVEL 4	STAIR 1	1
LEVEL 4	STAIR 2	1
LEVEL 4	STORAGE	1
		19

GROUND LEVEL	2-BR	2
LEVEL 2	2-BR	2
LEVEL 3	2-BR	2
A		6

GROUND LEVEL	1-BR	3
GROUND LEVEL	1-BR HC	1
GROUND LEVEL	2-BR HC	1
GROUND LEVEL	3-BR	2
LEVEL 2	1-BR	3
LEVEL 2	1-BR HC	1
LEVEL 2	2-BR HC	1
LEVEL 2	3-BR	2
LEVEL 3	1-BR	2
LEVEL 3	1-BR HC	1
LEVEL 3	2-BR	2
LEVEL 3	2-BR HC	1
LEVEL 3	3-BR	1
LEVEL 4	1-BR	4
LEVEL 4	2-BR	2
LEVEL 4	2-BR HC	1
B		28

BUILDING 'A' GROSS FLOOR AREA	
GROUND FLOOR GSF	2,002 SF
SECOND FLOOR GSF	2,020 SF
THIRD FLOOR GSF	2,014 SF
Grand total	6,037 SF

BUILDING 'B' GROSS FLOOR AREA	
GROUND FLOOR PLAN	7,967 SF
SECOND FLOOR GSF	7,821 SF
THIRD FLOOR GSF	7,477 SF
Grand total	23,265 SF

OWNER:

■ Pam Hallett, Housing Corporation of Arlington
252 Massachusetts Ave, 02474
781-859-5211 (T)

ARCHITECT:

■ DAVIS SQUARE ARCHITECTS
240A ELM STREET, SOMERVILLE, MA 02144
617.628.5700 (T) 617.628.1717 (F)

CIVIL ENGINEER:

■ DEVELLIS ZREIN, INC.
PO BOX 307. FOXBOROUGH, MA 02035
508.473.4114 (T) 774.215.0631 (F)

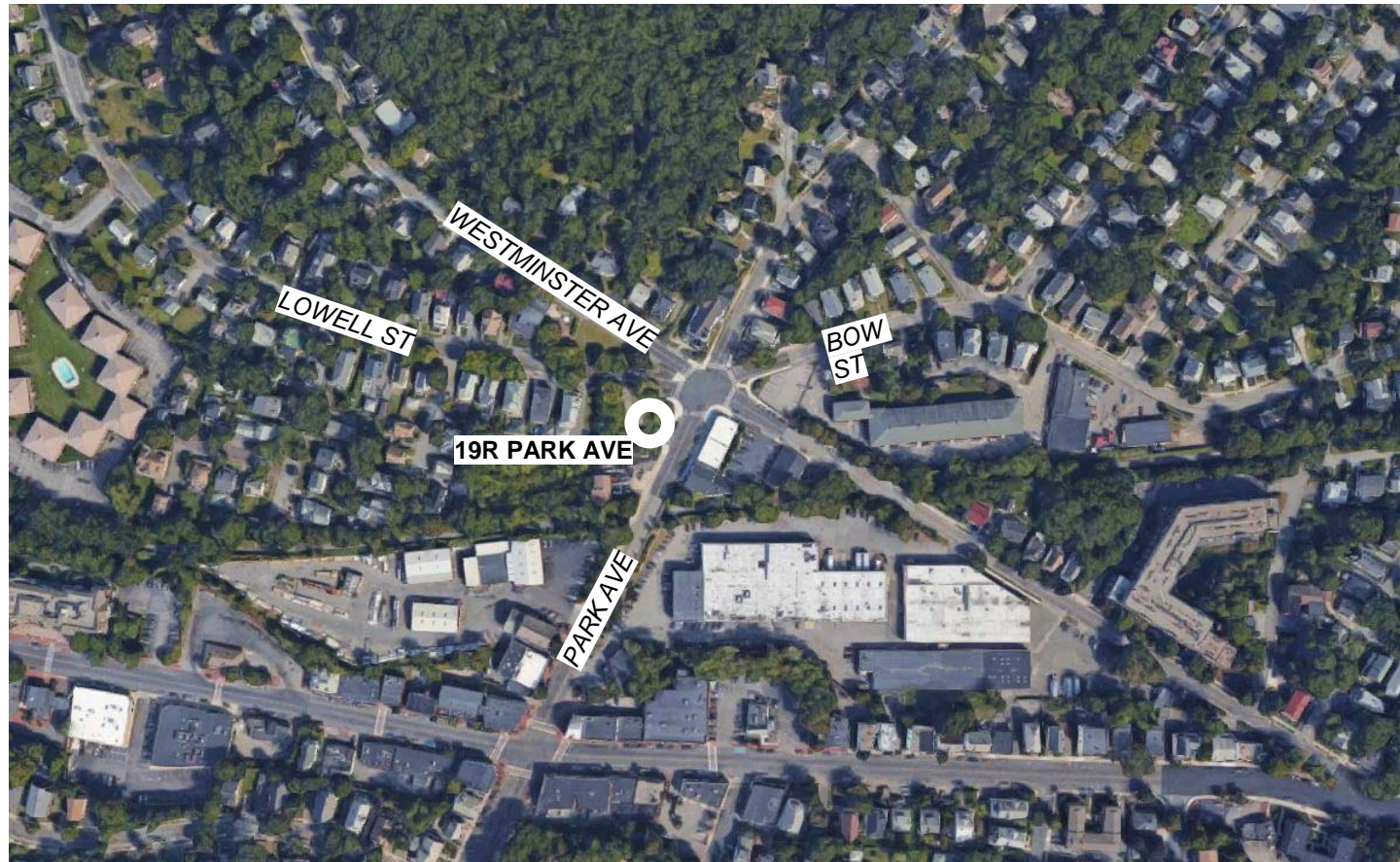
STRUCTURAL ENGINEER:

■ SOUZA, TRUE AND PARTNERS, INC.
265 WINTER STREET, THIRD FLOOR, WALTHAM, MA 02451
617.926.6100

MEP ENGINEER:

■ NORIAN/SIANI ENGINEERING, INC.
43 BRADFORD ST, 3RD FLOOR, CONCORD, MA 01742-2972
781.398.2250 (T) 781.398.2280 (F)

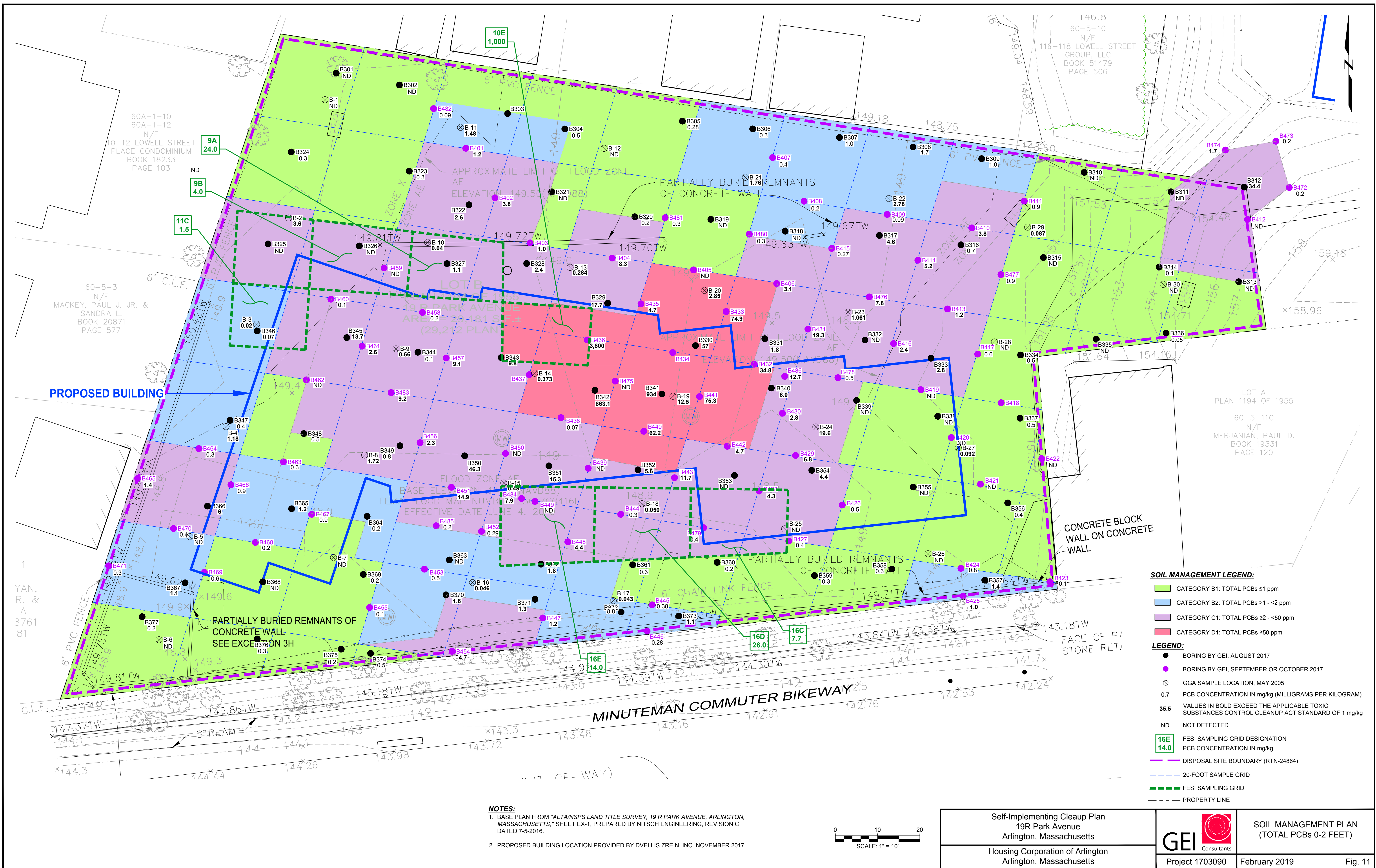
LOCATION MAP



95% PRICING SUBMISSION
08.23.2019



PROJECT NO.
16045.00



Self-Implementing Cleanup Plan
19R Park Avenue
Arlington, Massachusetts
Housing Corporation of Arlington
Arlington, Massachusetts



Project 1703090

February 2019

Fig. 11



SOIL MANAGEMENT LEGEND:

- CATEGORY B1: TOTAL PCBs ≤1 ppm
- CATEGORY B2: TOTAL PCBs >1 - <2 ppm
- CATEGORY C1: TOTAL PCBs ≥2 - <50 ppm
- CATEGORY D1: TOTAL PCBs ≥50 ppm

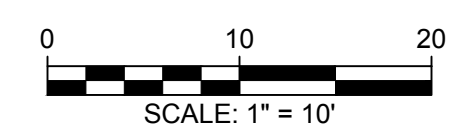
LEGEND:

- BORING BY GEI, AUGUST 2017
- BORING BY GEI, SEPTEMBER OR OCTOBER 2017
- ⊗ GGA SAMPLE LOCATION, MAY 2005
- 0.7 PCB CONCENTRATION IN mg/kg (MILLIGRAMS PER KILOGRAM)
- 35.5 VALUES IN BOLD EXCEED THE APPLICABLE TOXIC SUBSTANCES CONTROL CLEANUP ACT STANDARD OF 1 mg/kg
- ND NOT DETECTED
- DISPOSAL SITE BOUNDARY (RTN-24864)
- 20-FOOT SAMPLE GRID
- PROPERTY LINE

NOTES:

1. BASE PLAN FROM "ALTA/NSPS LAND TITLE SURVEY, 19 R PARK AVENUE, ARLINGTON, MASSACHUSETTS," SHEET EX-1, PREPARED BY NITSCH ENGINEERING, REVISION C DATED 7-5-2016.

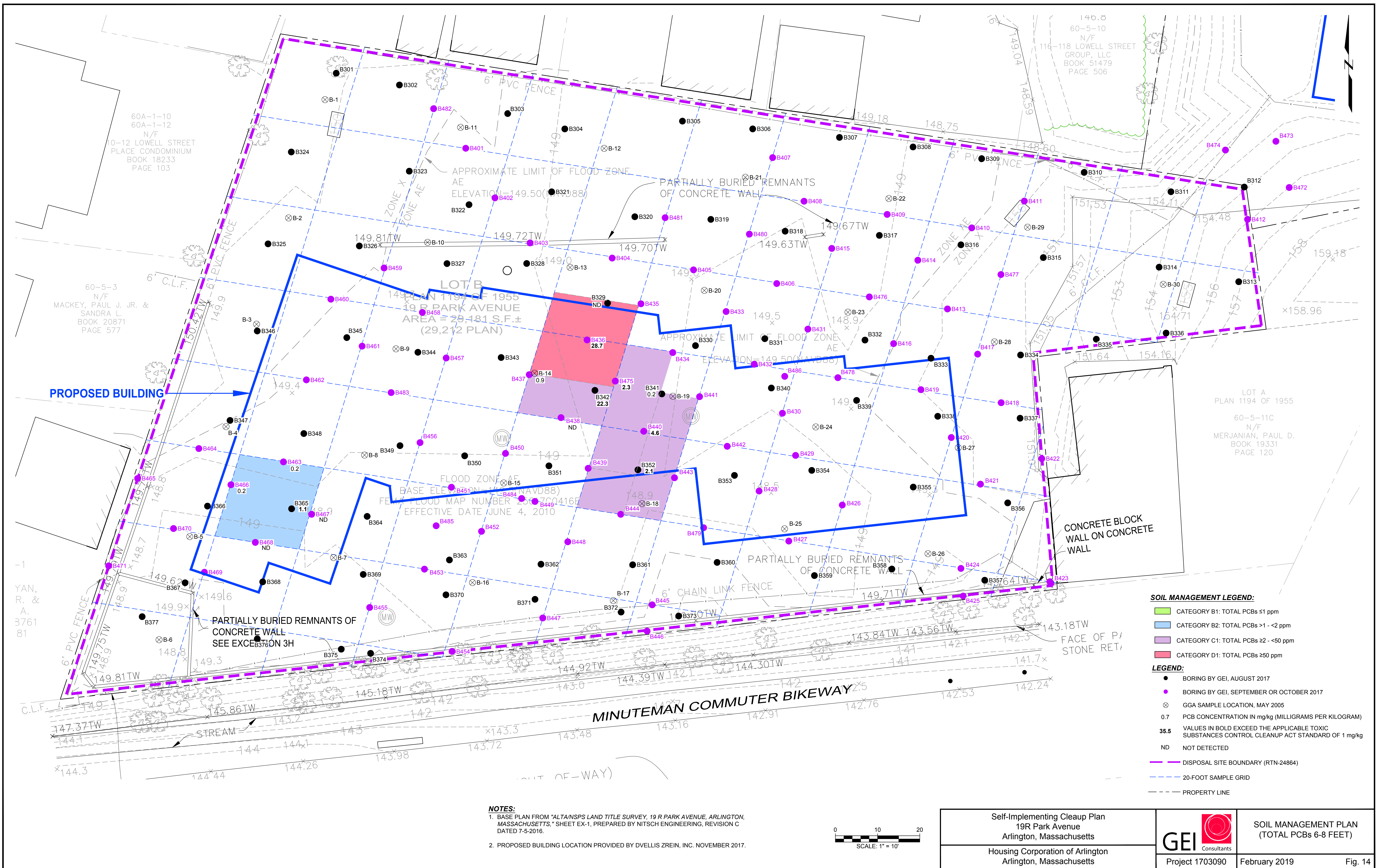
2. PROPOSED BUILDING LOCATION PROVIDED BY DVELLIS ZREIN, INC. NOVEMBER 2017.



Self-Implementing Cleanup Plan 19R Park Avenue Arlington, Massachusetts Housing Corporation of Arlington Arlington, Massachusetts		SOIL MANAGEMENT PLAN (TOTAL PCBs 2-4 FEET)	
		Project 1703090	February 2019

Fig. 12





SOIL MANAGEMENT LEGEND:

- CATEGORY B1: TOTAL PCBs ≤1 ppm
- CATEGORY B2: TOTAL PCBs >1 - <2 ppm
- CATEGORY C1: TOTAL PCBs ≥2 - <50 ppm
- CATEGORY D1: TOTAL PCBs ≥50 ppm


LEGEND:

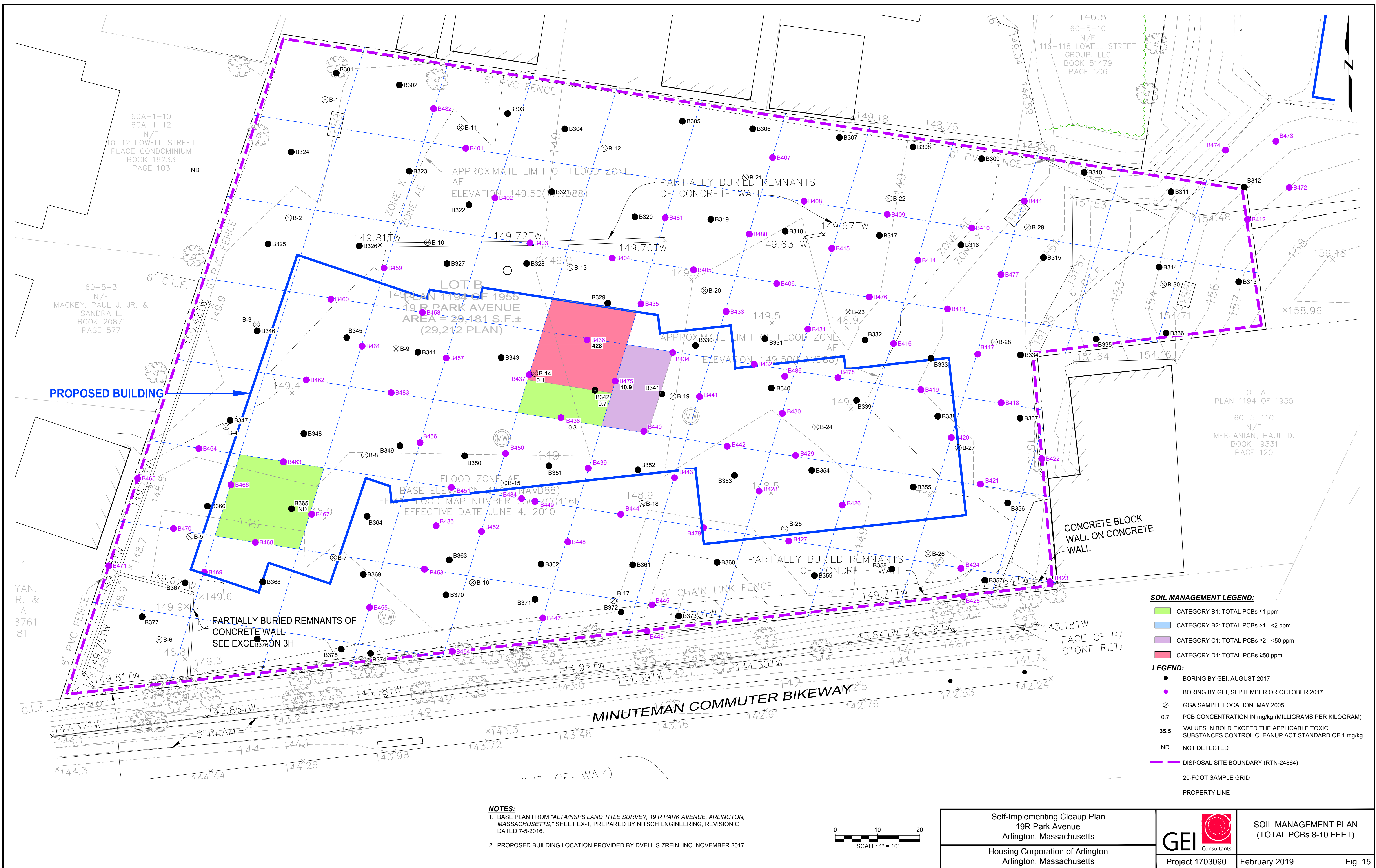
- BORING BY GEI, AUGUST 2017
- BORING BY GEI, SEPTEMBER OR OCTOBER 2017
- GGA SAMPLE LOCATION, MAY 2005
- PCB CONCENTRATION IN mg/kg (MILLIGRAMS PER KILOGRAM)
- VALUES IN BOLD EXCEED THE APPLICABLE TOXIC SUBSTANCES CONTROL CLEANUP ACT STANDARD OF 1 mg/kg
- NOT DETECTED
- DISPOSAL SITE BOUNDARY (RTN-24864)
- 20-FOOT SAMPLE GRID
- PROPERTY LINE

NOTES:

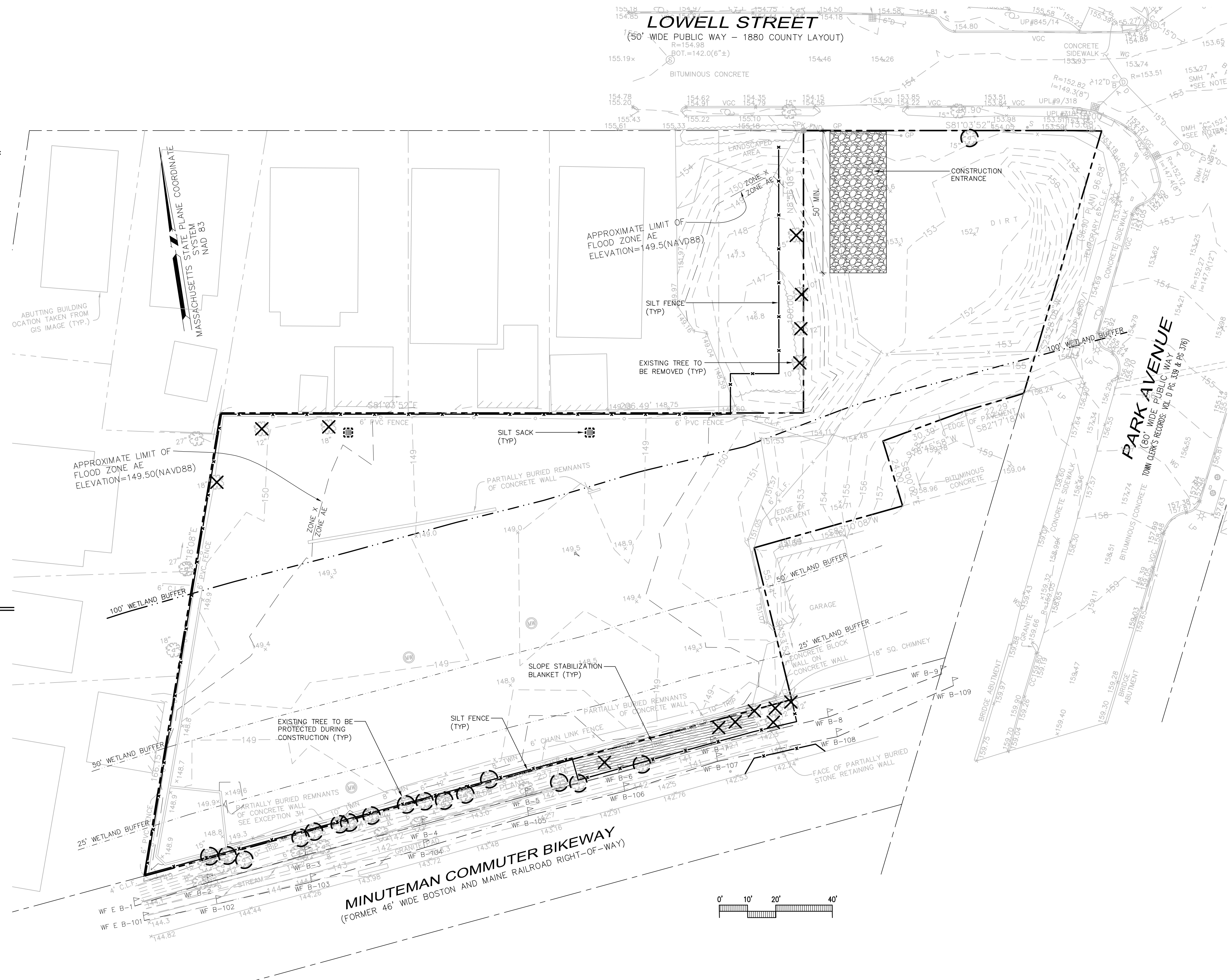
1. BASE PLAN FROM "ALTA/NSPS LAND TITLE SURVEY, 19 R PARK AVENUE, ARLINGTON, MASSACHUSETTS," SHEET EX-1, PREPARED BY NITSCH ENGINEERING, REVISION C DATED 7-5-2016.

2. PROPOSED BUILDING LOCATION PROVIDED BY DVELLIS ZREIN, INC. NOVEMBER 2017.

Self-Implementing Cleanup Plan 19R Park Avenue Arlington, Massachusetts Housing Corporation of Arlington Arlington, Massachusetts		SOIL MANAGEMENT PLAN (TOTAL PCBs 6-8 FEET)
		Project 1703090 February 2019 Fig. 14

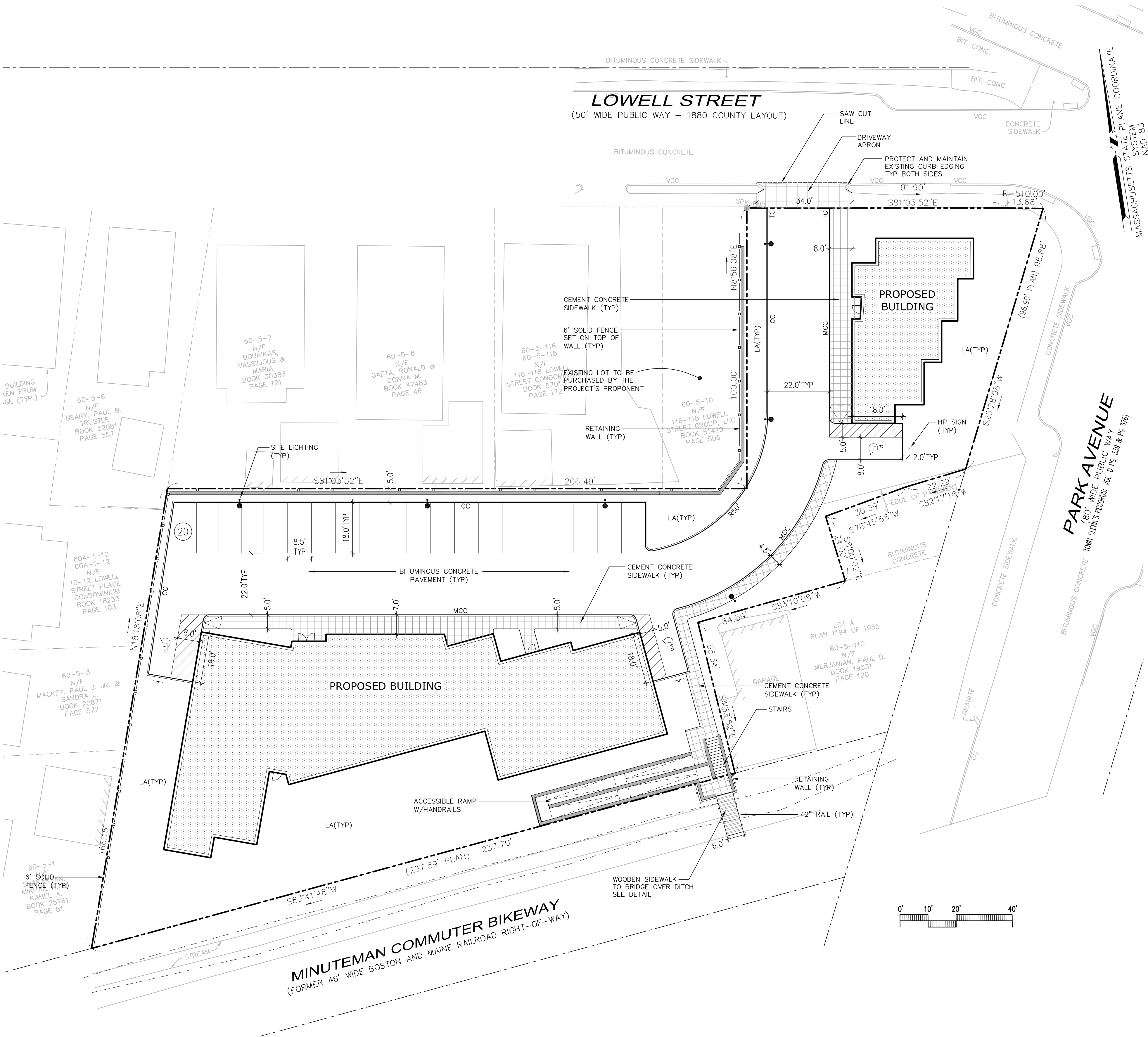


1. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES. EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY EARTHMOVING.
2. CLEAR CUT, DEMOLISH, AND DISPOSE OF EXISTING SITE ELEMENTS NOT TO REMAIN.
3. GRADE CUT, DEMOLISH, AND DISPOSE OF EXISTING SITE ELEMENTS NOT TO REMAIN.
4. BEGIN ALL PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDDED AND MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
5. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES; MULCH AND SEED AS REQUIRED.
6. FINISH PAVING ALL HARD SURFACE AREAS.
7. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
8. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
9. REMOVE TEMPORARY EROSION CONTROL MEASURES.
10. THE CONSTRUCTION SEQUENCE SHALL BE CONFINED TO THE LIMIT OF GRADING AS SHOWN ON THE DRAWINGS.
11. UPON COMPLETION OF CONSTRUCTION THE OWNER SHALL AGREE TO MAINTAIN AND CLEAN ALL DRAINAGE STRUCTURES ON A YEARLY BASIS.



LAYOUT AND MATERIAL NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY NITSCH ENGINEERING OF BOSTON, MA AND IS DATED OCTOBER 22, 2013 AND REVISED THROUGH 3-22-2017.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF ARLINGTON, MASSACHUSETTS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, UTILITY ENTRANCE LOCATIONS, WALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
- ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.
- THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING.
ALL DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.
ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS.
ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- FOR LAYOUT AND DIMENSIONING OF BUILDINGS, SEE ARCHITECTURAL RAWINGS.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.



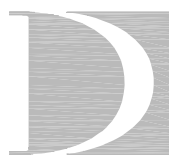
NOTES

DO NOT SCALE DRAWINGS.

LEGEND

- PROPERTY LINE
- SITE LIGHTING
- WALKWAY LIGHTING
- CEMENT CONCRETE PAVEMENT
- MONOLITHIC CONCRETE CURB
- FLUSH CONCRETE CURB
- CONCRETE CURB
- TRANSITION CURB
- LANDSCAPE AREA
- PARKING COUNT
- 42" RAIL
- FENCE
- TRANSFORMER
- SAW CUT LINE
- STEEL BOLLARD

No.	REVISIONS/SUBMISSIONS	Date
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Consultant



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Project

DOWNING SQUARE
19R Park Ave, Arlington, MA 02474

Title

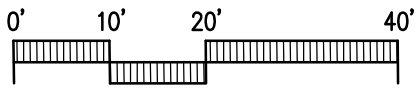
LAYOUT AND MATERIALS PLAN

Designed IAZ
Checked
Project No. 16045
Scale 1" = 20'
Date 02.15.18

Drawing No.

C-1

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY NITSCHE ENGINEERING OF BOSTON, MA AND IS DATED OCTOBER 22, 2013 AND REVISED THROUGH 03/22/2017.
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- CONTRACTOR TO ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE TOWN OF ARLINGTON DEPARTMENT OF PUBLIC WORKS STANDARDS.
- ALL WORK TO BE DONE WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF TOWN OF ARLINGTON.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR CHANGES IN GRADE, AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES, AND BOXES TO THE PROPOSED FINISH SURFACE GRADE.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- CONTRACTOR SHALL MAINTAIN, OR ADJUST TO NEW FINISH GRADE, AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS: LIGHT POLES, SIGN POLES, MANHOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS, UNLESS OTHERWISE NOTED OR DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL GRAVITY SEWER PIPES SHALL BE PVC PER ASTM D3034, SDR-35 AND ASTM D1784 WITH RUBBER GASKET JOINTS.
- SITE LIGHTING IS SHOWN ON THIS PLAN FOR COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS FOR EXACT TYPE AND LOCATION.
- REFER TO ELECTRICAL PLANS FOR SECTIONS AND DETAILS OF THE UTILITY DUCT BANK.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION, AT THE CONTRACTOR'S EXPENSE.
- REFER TO ARCHITECTURAL PLANS FOR PROPOSED LOCATION OF UTILITY SERVICE STUBS AT BUILDING.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRICAL). FINAL DESIGN AND LOCATIONS AT THE BUILDING WILL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.
- WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- ENSURE ALL EXISTING (TO REMAIN), AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVICED.
- CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- BITUMINOUS CONCRETE ELEVATIONS AT CATCH BASINS TO BE 1/4 INCH ABOVE RIM ELEVATION SHOWN FOR CATCH.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
- ALL CEMENT LINED DUCTILE IRON JOINTS AT FITTINGS (CLASS 52), VALVES, AND HYDRANT LATERALS SHALL BE MECHANICAL JOINT WITH NEOPRENE GASKETS. JOINTS AT OTHER LOCATIONS SHALL BE PUSH-ON TYPE WITH NEOPRENE OR SYNTHETIC RUBBER GASKETS. ALL WATER GATES SHALL OPEN AS PER TOWN REQUIREMENTS. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF GROUND COVER.



DO NOT SCALE DRAWINGS.

	PROPERTY LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC, TELEPHONE, FIRE ALARM
	PROPOSED CONTOUR LINE
	SPOTGRADE
	CATCHBASIN
	AREA DRAIN
	FLARED END SECTION
	DRAIN MANHOLE
	SEWER MANHOLE
	WATER GATE
	HYDRANT
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	TRANSFORMER
	CLEAN OUT
	ROOF DRAIN
	TOP OF WALL ELEVATION
	HEADWALL

No.	REVISIONS/SUBMISSIONS	Date
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Consultant



DeVellis Zrein Inc.

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Foxborough, MA
508.473.4114 phone
devellis@rein.com

Project

DOWNING SQUARE
19R Park Ave, Arlington, MA 02474

Title

GRADING AND UTILITY PLAN

Designed IAZ
Checked
Project No. 16045
Scale 1" = 20'
Date 02.15.18

Drawing No.

C-2

M

L

K

J

H

G

F

E

D

C

B

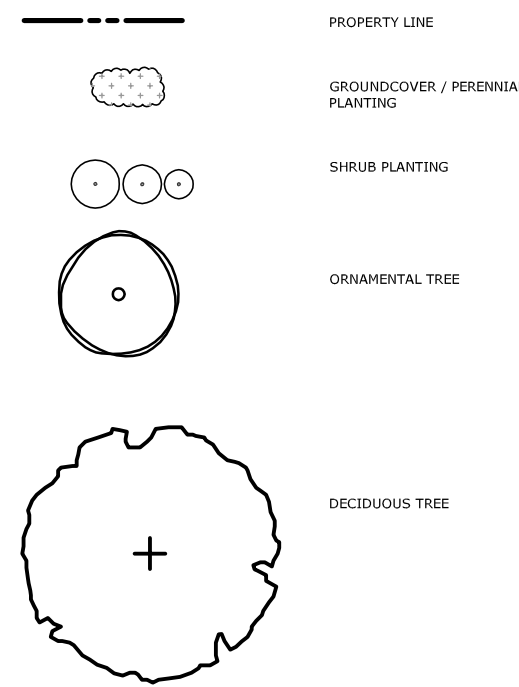
A

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENT
DECIDUOUS TREES					
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	8	3 - 3 1/2" CAL.	
GT	GLEDITSIA TRIACANTHOS 'INERMIS'	THORNLESS HONEYLOCUST	9	3 - 3 1/2" CAL.	
ORNAMENTAL TREES					
CC	CERCIS CANADENSIS	EASTERN RED BUD	3	6-7" HT	TRIPLE CLUMP
SHRUBS					
RC	RHODODENDRON CHINOIDES	WHITE RHODODENDRON	10	24-36"	
TG	TAXUS MEDIA 'GREENWAVE'	GREENWAVE YEW	64	24-36" HT	
PERENNIALS AND GROUNDCOVERS					
HM	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	50	1 GAL.	
VM	VINCA MINOR	COMMON MYRTLE	75	4" POTS	

TREE CALIPER REPLACEMENT 47" TO BE REMOVED
17 TREES AT 3" TO BE REPLACED ON SITE FOR A TOTAL REPACEMENT OF 51".

PLANTING LEGEND

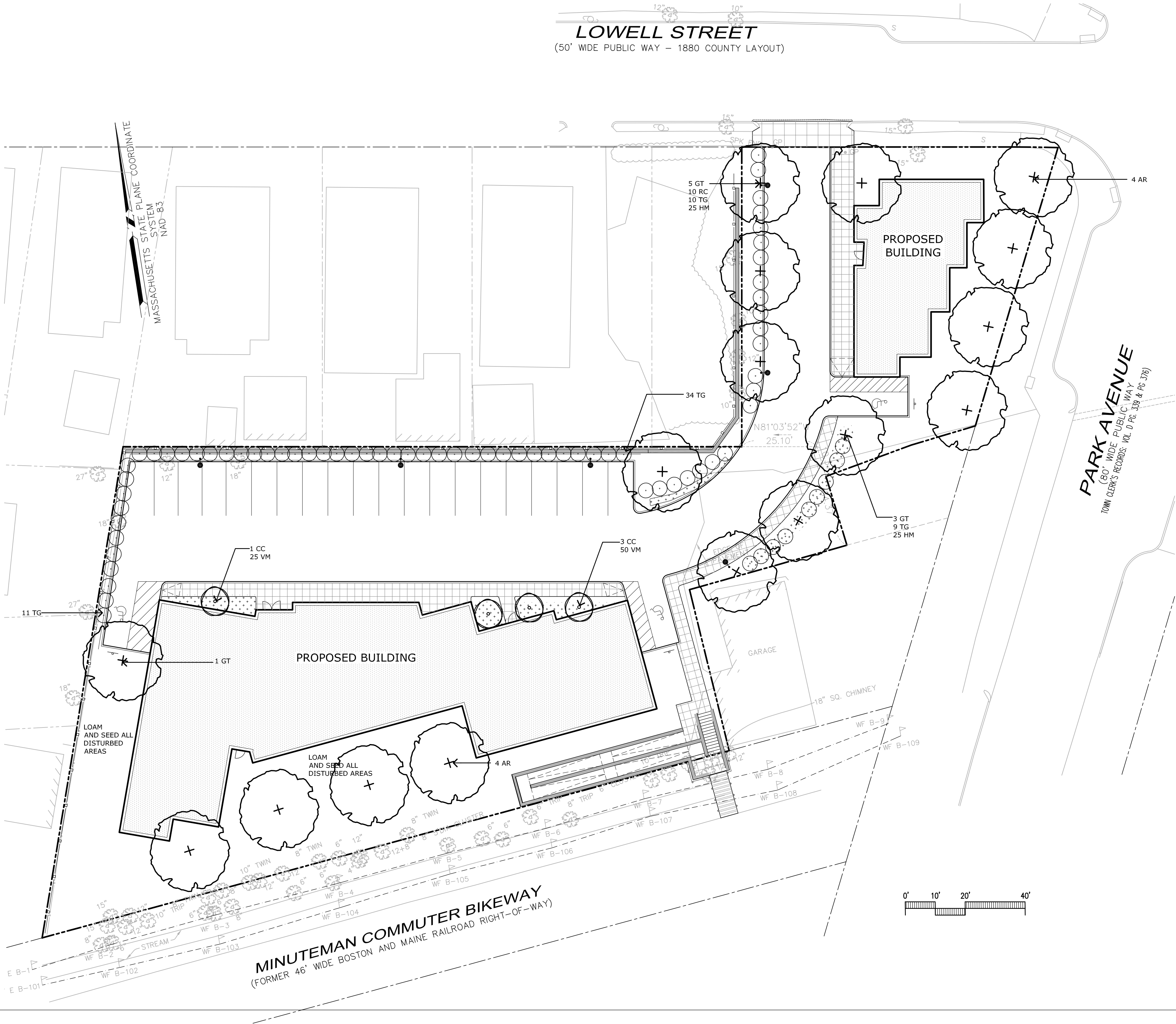


NOTES

DO NOT SCALE DRAWINGS.

PLANNING NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY JUDITH NITSCH, OF BOSTON, MA, DATED 22 OCTOBER 2013 AND REVISED THROUGH 3-22-2017.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
- LANDSCAPE ARCHITECT TO FLAG ALL TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
- MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
- ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
- ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.
- PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.



No.

REVISIONS/SUBMISSIONS

Date

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DeVellis Zrein Inc.

Project

DOWNING SQUARE

19R Park Ave, Arlington, MA 02474

Title

PLANTING PLAN

Designed
IAZ

Checked

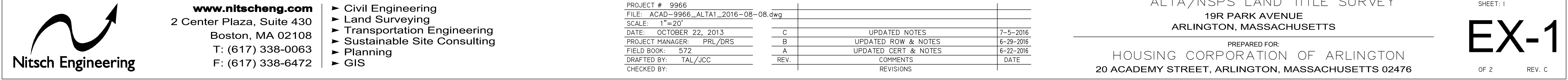
Project No.
16045

Scale
1" = 20'

Date
02.15.18

Drawing No.

C-3



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Nitsch Engineering

RECORD DESCRIPTIONS

EXHIBIT A – LEGAL DESCRIPTION

LOT C1 – 122 LOWELL STREET, ARLINGTON, MA

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON IN ARLINGTON, BEING LOT C1 AS SHOWN ON A PLAN OF LAND IN ARLINGTON, MASSACHUSETTS, BY FRED A. JOYCE, SURVEYOR, DATED NOVEMBER 28, 1955, RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AT THE END OF BOOK 8644.

LOT B – 19 R PARK AVENUE, ARLINGTON, MA

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON IN ARLINGTON BEING LOT B AS SHOWN ON A PLAN OF LAND IN ARLINGTON, MASS., BY FRED A. JOYCE, SURVEYOR, DATED JULY 19, 1954 RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN #1194 OF 1954 IN BOOK 8293, PAGE 174 TOGETHER WITH A RIGHT OF WAY FOR THE BENEFIT OF SAID LOT B OVER THAT PORTION OF LOT A MARKED "RIGHT OF WAY" AS SHOWN ON SAID PLAN.

SURVEYED DESCRIPTIONS

LOT C1 – 122 LOWELL STREET, ARLINGTON, MA

BEGINNING AT SPIKE FOUND (SPK FND) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOWELL STREET;

THENCE S81°03'52"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 91.90' TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 510.00' AND SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 13.68' TO A POINT AT THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF PARK AVENUE;

THENCE S25°28'08"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 96.88' TO A POINT AT THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF LOT A AS SHOWN ON PLAN 1194 OF 1955;

THENCE S82°17'18"W ALONG SAID LOT A, A DISTANCE OF 22.29' TO A POINT;

THENCE S78°45'58"W ALONG SAID LOT A, A DISTANCE OF 30.39' TO A POINT AT THE INTERSECTION OF SAID LOT A AND THE EASTERLY LINE OF LOT B AS SHOWN ON SAID PLAN 1194 OF 1955;

THENCE N8°00'02"W ALONG SAID LOT B, A DISTANCE OF 10.37' TO A POINT;

THENCE N81°03'52"W ALONG SAID LOT B, A DISTANCE OF 25.10' TO A POINT AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT B AND THE EASTERLY LINE OF LAND N/F 116–118 LOWELL STREET GROUP, LLC;

THENCE N8°56'08"E ALONG SAID EASTERLY LINE, A DISTANCE OF 100.00' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 9,153 SQUARE FEET OF LAND MORE OR LESS.

LOT B – 19 R PARK AVENUE, ARLINGTON, MA

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE MINUTEMAN COMMUTER BIKEWAY, A DISTANCE OF 56.41' FROM THE WESTERLY RIGHT-OF-WAY LINE OF PARK AVENUE;

THENCE S83°41'48"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 237.70' TO POINT AT THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE AND THE EASTERLY LINE OF LAND NOW OR FORMERLY OF (N/F) SHAKARYAN, MIKHAIL R. & KAMEL A.;

THENCE N18°18'08"E ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF LANDS N/F MACKEY, PAUL J. JR. & SANDRA L., N/F 10–12 LOWELL STREET PLACE CONDOMINIUM, AND N/F GEARY, PAUL B. TRUSTEE, A DISTANCE OF 166.15' TO A POINT AT THE INTERSECTION OF SAID EASTERLY LINE OF LAND N/F GEARY, PAUL B. TRUSTEE AND THE SOUTHERLY LINE OF LAND N/F BOURIKAS, VASSILIOUS & MARIA;

THENCE S81°03'52"E ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF LANDS N/F GAETA, RONALD & DONNA M., N/F 116–118 LOWELL STREET CONDOMINIUM, N/F 116–118 LOWELL STREET GROUP, LLC, AND LOT C1 AS SHOWN ON PLAN 2464 OF 1954, A DISTANCE OF 231.59' TO A POINT;

THENCE S8°00'02"E ALONG SAID LOT C1 AND THE WESTERLY LINE OF LOT A AS SHOWN ON PLAN 1194 OF 1955, A DISTANCE OF 34.37' TO A POINT;

THENCE S83°10'08"W ALONG SAID LOT A, A DISTANCE OF 54.59' TO A POINT;

THENCE S4°53'52"E ALONG SAID LOT A, A DISTANCE OF 55.34' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 29,181 SQUARE FEET MORE OR LESS.

UTILITY INFORMATION STATEMENT

1. THE SUB-SURFACE UTILITY INFORMATION SHOWN HEREON IS COMPILED BASED ON FIELD SURVEY INFORMATION, RECORD INFORMATION AS SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES, AND PLAN INFORMATION SUPPLIED BY THE CLIENT, IF ANY; THEREFORE WE CANNOT GUARANTEE THE ACCURACY OF SAID COMPILED SUB-SURFACE INFORMATION TO ANY CERTAIN DEGREE OF STATED TOLERANCE. ONLY PHYSICALLY LOCATED SUB-SURFACE UTILITY FEATURES FALL WITHIN NORMAL STANDARD OF CARE ACCURACIES.

2. THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS, AND STRUCTURES HAVE BEEN DETERMINED FROM SAID INFORMATION, AND ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS.

3. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.

4. THE STATUS OF UTILITIES, WHETHER ACTIVE, ABANDONED, OR REMOVED, IS AN UNKNOWN CONDITION AS FAR AS OUR COMPILATION OF THIS INFORMATION.

5. IT IS INCUMBENT UPON INDIVIDUALS USING THIS INFORMATION TO UNDERSTAND THAT COMPILING UTILITY INFORMATION IS NOT EXACT, AND IS SUBJECT TO CHANGE BASED UPON VARYING PLAN INFORMATION RECEIVED AND ACTUAL LOCATIONS.

6. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER MATTERS.

7. THE PROPER UTILITY ENGINEERING/COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD (V.I.F.) BEFORE PLANNING FUTURE CONNECTIONS. CONTACT THE DIG SAFE CALL CENTER AT 1-888-344-7233, SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.

NOTES

1. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF NITSCH ENGINEERING. IT IS ISSUED TO HOUSING CORPORATION OF ARLINGTON FOR PURPOSES RELATED DIRECTLY AND SOLELY TO NITSCH ENGINEERING'S SCOPE OF SERVICES UNDER CONTRACT WITH HOUSING CORPORATION OF ARLINGTON FOR SURVEY AT 19R PARK AVENUE IN ARLINGTON, MASSACHUSETTS. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT AND PROJECT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN AUTHORIZATION IS GIVEN THEREFOR BY NITSCH ENGINEERING.

2. THE PURPOSE OF THIS PLAN IS TO SHOW TOPOGRAPHY AND PROPERTY AS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY WHICH OCCURRED IN OCTOBER OF 2013 AND UPDATED JUNE 20, 2016.

3. HORIZONTAL COORDINATES REFER TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MA MAINLAND, NAD 83.

4. ELEVATION REFERS TO NAVD88 VERTICAL DATUM.

5. THE INFORMATION CONTAINED ON THE DISK OR ELECTRONIC DRAWING FILE ACCOMPANYING THIS PLAN MUST BE COMPARED TO THE SEALED AND SIGNED HARD COPY OF THE PLAN TO ENSURE THE ACCURACY OF ALL INFORMATION AND TO ENSURE NO CHANGES, ALTERATIONS, OR MODIFICATIONS HAVE BEEN MADE. RELIANCE SHALL NOT BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THE SURVEY. DUE TO THE CRITICAL NATURE OF SURVEYING, DATA ACQUISITION, AND AUTOCAD PLAN DEVELOPMENT, IF CRITICAL DIMENSIONAL INFORMATION IS NEEDED, AND IS NOT SPECIFICALLY SHOWN ON THE ELECTRONIC DRAWING FILE, PLEASE CONTACT NITSCH ENGINEERING.

6. THIS PLAN WAS PREPARED IN CONJUNCTION WITH COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OFFICE FILE NO.: 13-0331 MA, AND HAVING AN EFFECTIVE DATE OF JUNE 13, 2016

TITLE EXCEPTIONS

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

NOTE: THIS POLICY OMITS ANY COVENANTS, CONDITIONS OR RESTRICTIONS REFERRED TO BELOW, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAW, EXCEPT TO THE EXTENT THAT SAID COVENANTS, CONDITIONS OR RESTRICTIONS ARE PERMITTED BY APPLICABLE STATE OR FEDERAL LAW.

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.

THE FOLLOWING MATTERS SHOWN ON A PLAN OF SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY 19R PARK AVENUE ARLINGTON, MASSACHUSETTS" PREPARED FOR: HOUSING CORPORATION OF ARLINGTON DATE: OCTOBER 22, 2013 AND LAST UPDATED ON JUNE 22, 2016 SCALE 1"=20' PREPARED BY NITSCH ENGINEERING:

- A. OVERHEAD WIRES CROSS NORTHEASTERLY CORNER OF LAND;
- B. 18" SQUARE CHIMNEY SHOWS INSIDE SOUTHEAST CORNER OF LAND NEAR LAND N/F PAUL D. MERJANIAN;
- C. CARS PARKED AND STORED ON LAND NEAR PARK AVENUE AND RIGHT OF WAY;
- D. PAVEMENT ENCROACHES ONTO LOCUS NORTH OF "RIGHT-OF-WAY";
- E. TEMPORARY 6' CHAIN LINK FENCE SHOWS INSIDE LOT C1 AND ENCROACHES ONTO PARK AVENUE;
- F. CONCRETE SIDEWALK ENCROACHES ONTO LOT C1 LAND AT NORTHEASTERLY CORNER;
- G. FENCE AND GP (?) ENCROACH ONTO LAND AT NORTHWESTERLY CORNER OF LOT C1 OR INTO LOWELL STREET, SEE LEGEND;
- H. PARTIALLY BURIED REMAINS OF CONCRETE WALL CREATING A RECTANGLE INSIDE SOUTHWESTERLY CORNER OF PROPERTY.
- 4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

5. SUCH MATTERS AS WOULD BE DISCLOSED BY A CURRENT CERTIFICATE OF MUNICIPAL LIENS. NOTE(I): ITEMS 2 AND 4 WILL BE REVISED OR DELETED UPON RECEIPT OF A SATISFACTORY AFFIDAVIT AS TO PARTIES IN POSSESSION AND MECHANICS' LIENS. ITEM 3 WILL BE DELETED OR REVISED UPON RECEIPT OF A SATISFACTORY SURVEY AND SURVEYOR'S REPORT. ITEM 5 WILL BE REVISED UPON RECEIPT OF CERTIFICATE OF MUNICIPAL LIENS.

6. ORDER FOR THE RECONSTRUCTION OF AN EXISTING SIDEWALK RECORDED AT BOOK 8533, PAGE 290, AS AFFECTED BY CERTIFICATE FOR DISSOLVING BETTERMENTS RECORDED AT BOOK 10602, PAGE 328. (SIDEWALK ON LOWELL STREET AS SHOWN ON THE SURVEY)

7. TERMS, CONDITIONS, RESTRICTIONS CONTAINED IN PLAN FOR RIGHT OF WAY FOR THE BENEFIT OF LOT B OVER THAT PORTION OF LOT A MARKED "RIGHT OF WAY" AS SHOWN ON PLAN RECORDED AS PLAN NO. 1194 OF 1954 AT BOOK 8293, PAGE 174. (AS SHOWN ON THE SURVEY)

8. DECISION BY THE ARLINGTON REDEVELOPMENT BOARD, RECORDED AT BOOK 43104, PAGE 198. (NOT A SURVEY ISSUE)

9. ORDER OF CONDITIONS BY THE ARLINGTON CONSERVATION COMMISSION, RECORDED AT BOOK 43750, PAGE 358. (NOT A SURVEY ISSUE)

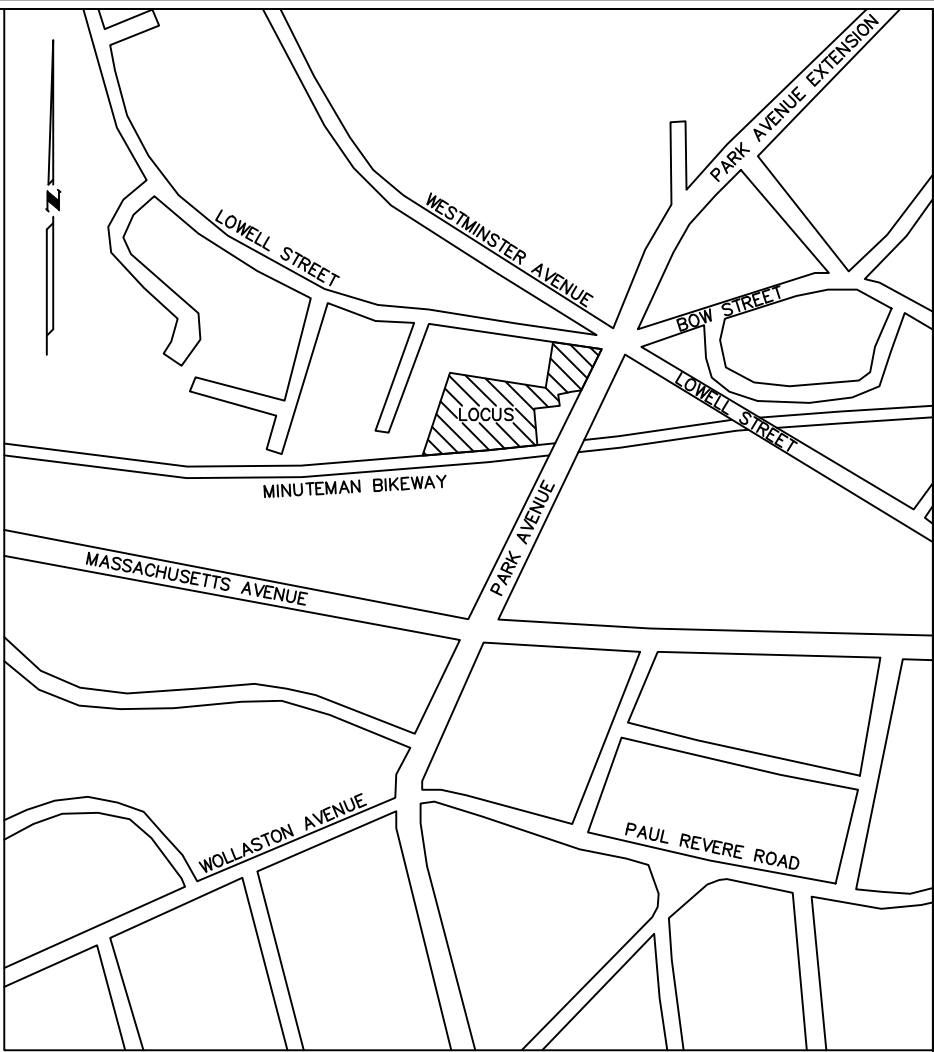
10. ORDER OF CONDITIONS BY THE ARLINGTON CONSERVATION COMMISSION, RECORDED AT BOOK 44921, PAGE 532. (NOT A SURVEY ISSUE)

CERTIFICATION

TO: HOUSING CORPORATION OF ARLINGTON, A MASSACHUSETTS NONPROFIT CORPORATION, FIDELITY NATIONAL TITLE INSURANCE COMPANY, KUTAK ROCK LLP, AND PROJECT MANAGER: PRL/DRS PROPERTY AND CASUALTY INITIATIVE, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY AND ITS SUCCESSORS AND ASSIGNS

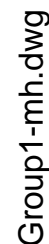
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 8, 10, 11, 13, 14, 15, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 20, 2016.

DENIS R. SEGUIN, PLS DATE



LOCUS
N.T.S.

F

F-8 ABBREVIATIONS

F-1	GROUP 1 MOUNTING HEIGHTS, TYPICAL UNITS
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F	NOT TO SCALE
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A	NOT TO SCALE
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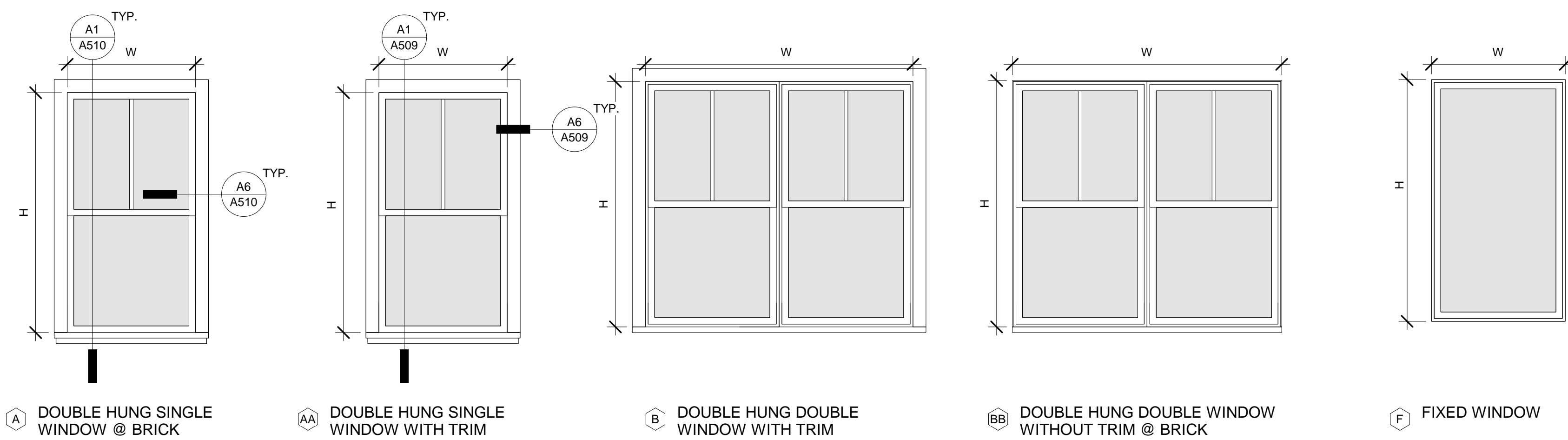
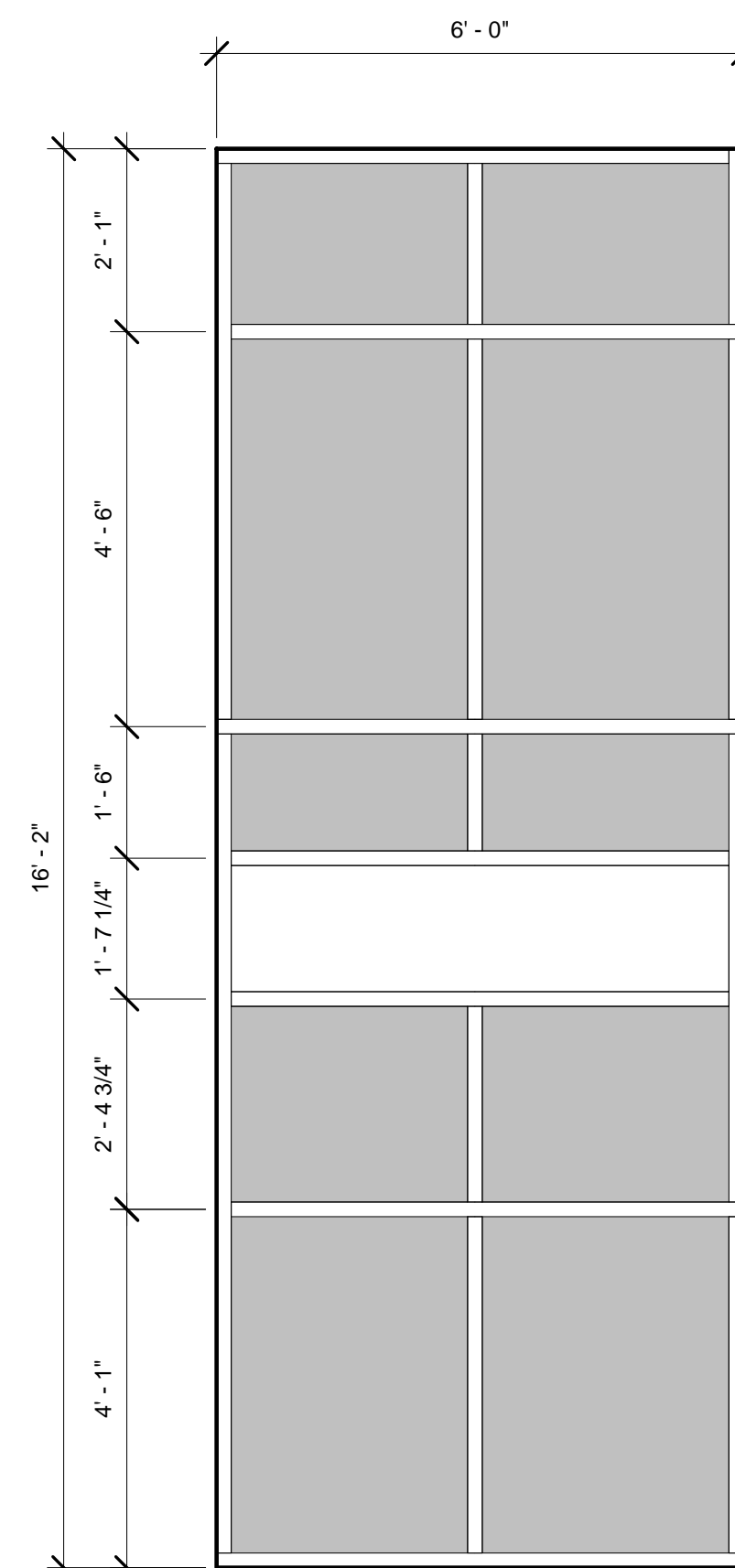
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Date	10.31.18
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ALL
A001

BUILDING A WINDOW SCHEDULE							
BLDNG	TYPE MARK	FAMILY	DIMENSIONS		MATERIAL	COUNT	COMMENTS
			WIDTH	HEIGHT			
A	A	Double Hung with Trim	36"	66"		28	
A	AA	Double Hung with Trim	36"	66"		8	
A	B	Double Window - DOUBLE HUNG	72"	48"		9	
A	BB	Double Window - DOUBLE HUNG	72"	48"		3	
A	F	Fixed	24"	65"		1	

DO NOT SCALE DRAWINGS.



DAVIS
SQUARE
ARCHITECTS

Consultant

Project **DOWNING SQUARE**
19R PARK AVE, ARLINGTON, MA 02471

Title BUILDING A WINDOW SCHEDULE AND
STOREFRONT
GENERAL

Designed	Drawing N
Designer	
Checked	
Author	
Project No.	
16045.00	
Scale	
1/2" = 1'-0"	
Date	
10.31.18	

ALL
A003

BUILDING A - WINDOW SCHEDULE

$$1/2'' = 1'-0''$$

Architectural drawing showing window and storefront schedules for Building B. The drawing includes a table of window types and dimensions, and detailed drawings of various window and storefront types (A, E, F, G, H, J, K, D, B, A-1, A-5, A-8, A-11).

BUILDING B_WINDOW SCHEDULE

BLDNG	TYPE MARK	FAMILY	DIMENSIONS		MATERIAL	COMMENTS
			WIDTH	HEIGHT		
B	A	Fixed and Awning	36"	66"		
B	A1	Fixed and Awning	36"	66"		
B	A2	Fixed	36"	36"		
B	A3	Eforte Window - Top Operable to Bottom Fixed	36"	66"		

TYPE A

1/2" = 1'-0"

TYPE E

1/2" = 1'-0"

TYPE F

1/2" = 1'-0"

TYPE G

1/2" = 1'-0"

TYPE H

1/2" = 1'-0"

TYPE J

1/2" = 1'-0"

TYPE K

1/2" = 1'-0"

TYPE D

1/2" = 1'-0"

TYPE B

1/2" = 1'-0"

TYPE C

1/2" = 1'-0"

TYPE A-1

1/2" = 1'-0"

TYPE A-5

1/2" = 1'-0"

TYPE A-8

1/2" = 1'-0"

TYPE A-11

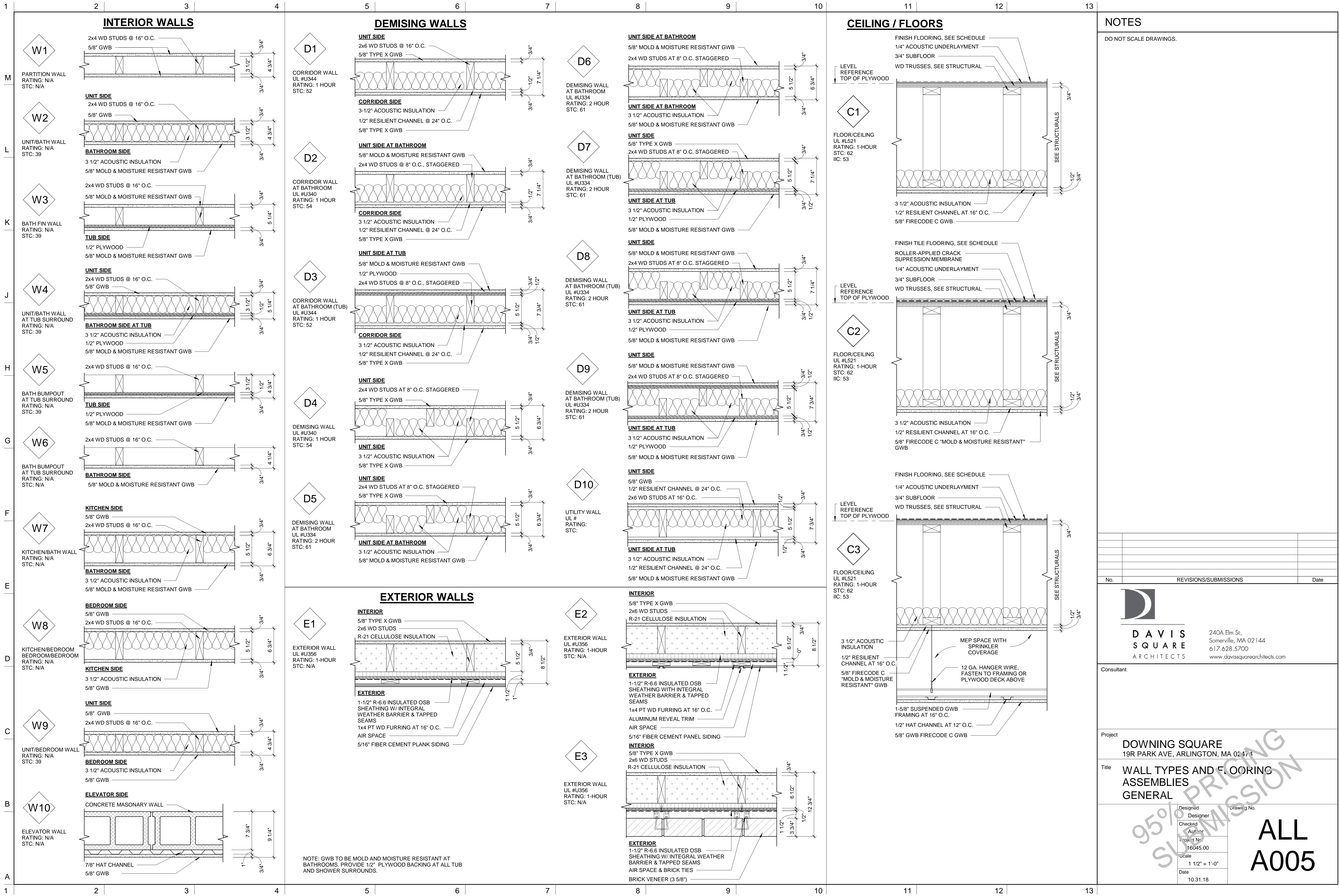
1/2" = 1'-0"

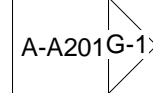
NOTES

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95% PRICING SUBMISSION

ALL A004





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Somerville, MA 02144
617.628.5700
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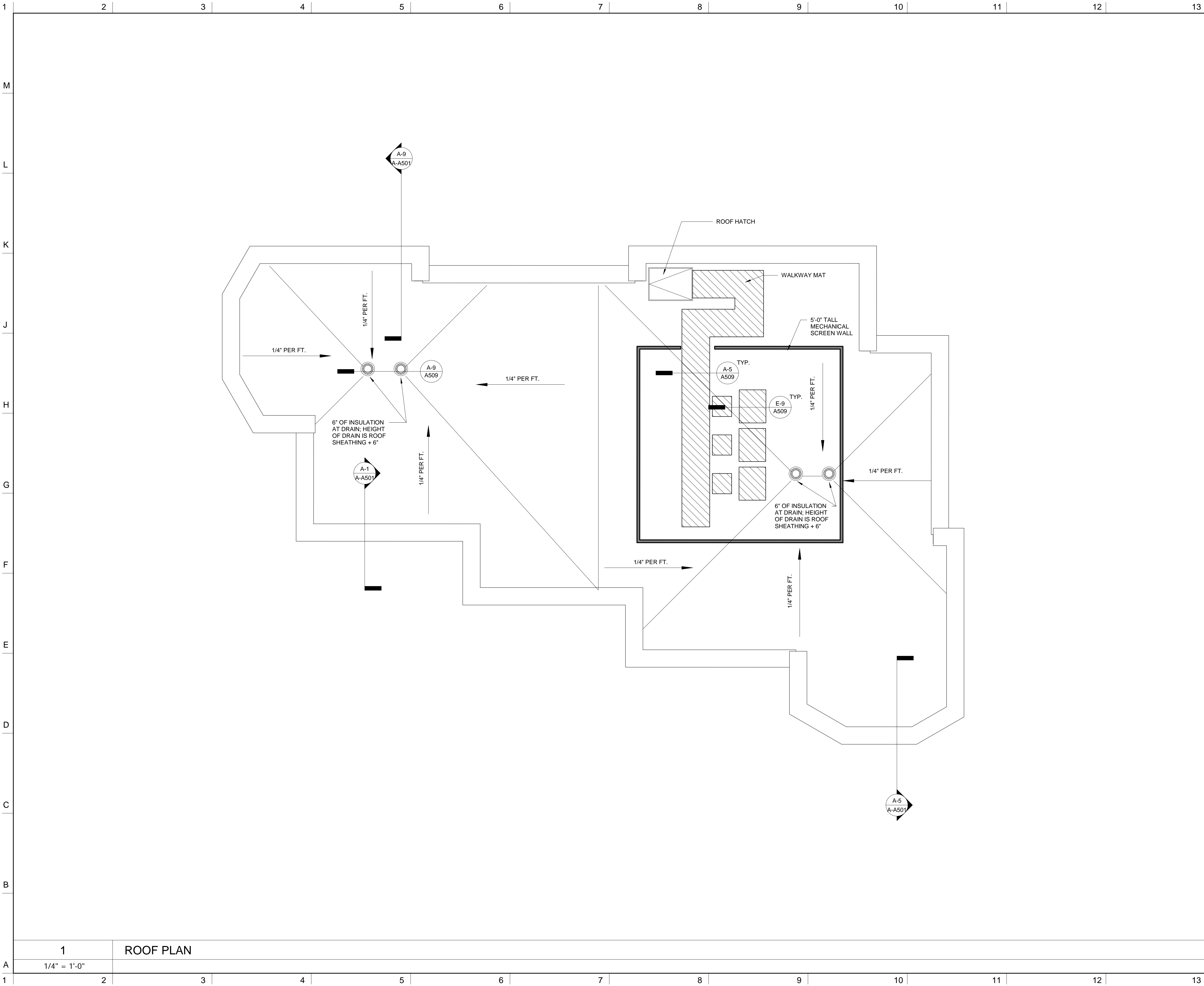
Project	<p>DOWNING SQUARE</p> <p>19R PARK AVE, ARLINGTON, MA 02474</p>
Title	<p>BUILDING A LEVEL 3 FLOOR PLAN</p> <p>BUILDING A</p>

Designed	Drawing No.
Designer	
Checked	
Author	
Project No.	
16045.00	
Scale	
1/4" = 1'-0"	
Date	
10.31.18	

A
A-A103

A-1	BUILDING A LEVEL 3 - FLOOR PLAN
-----	---------------------------------

1/4" = 1'-0"



NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

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Consultant

Project

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title

BUILDING A ROOF PLAN

BUILDING A

Designed

Designer

Checked

Author

Project No.

16045.00

Scale

1/4" = 1'-0"

Date

10.31.18

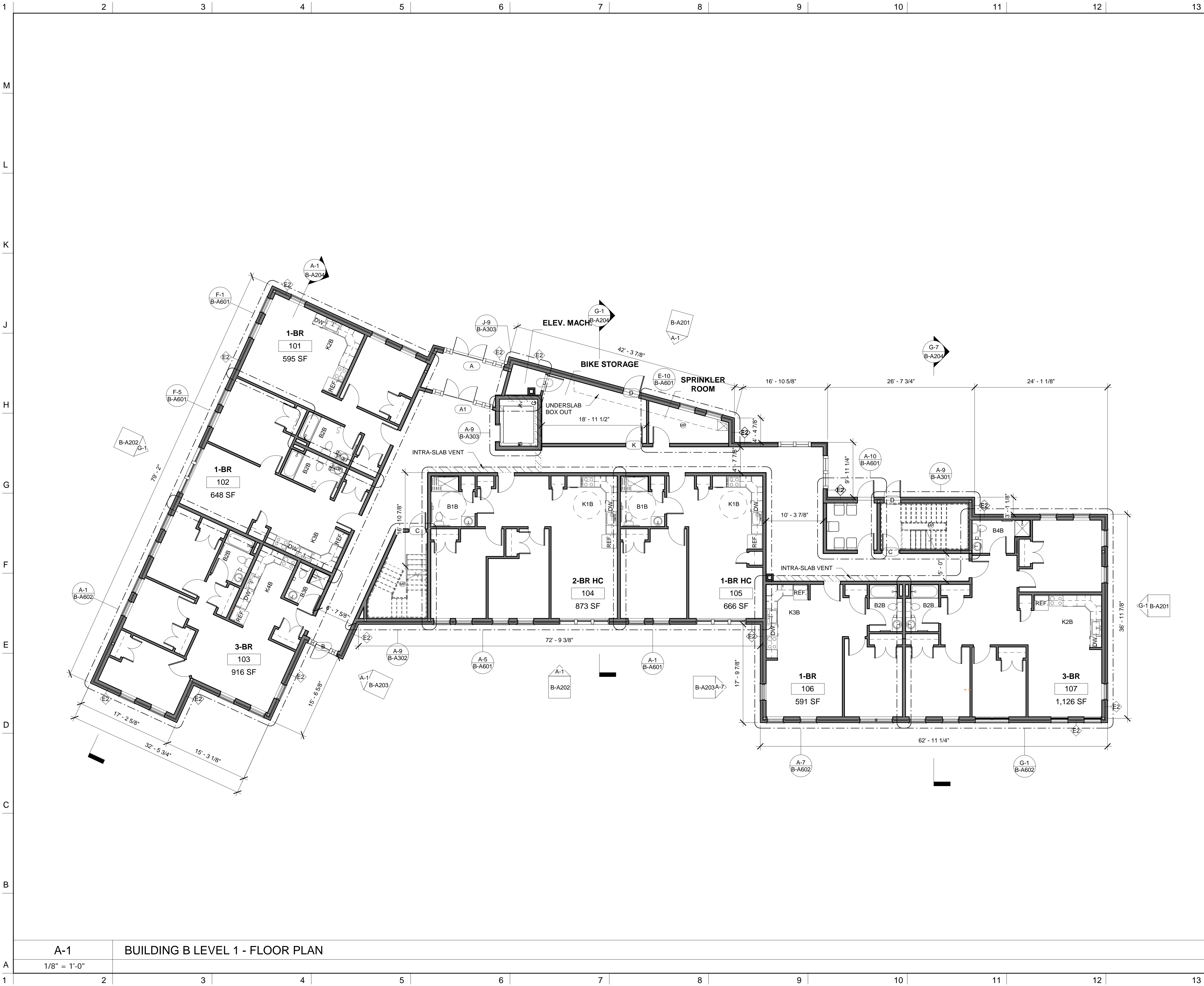
Drawing No.

A
A-A104

1

ROOF PLAN

1/4" = 1'-0"



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Title

BUILDING B LEVEL 1 FLOOR PLAN

BUILDING B

Designed
Designer
Checked
Author
Project No.
Scale
Date

16045.00

1/8" = 1'-0"

10.31.18

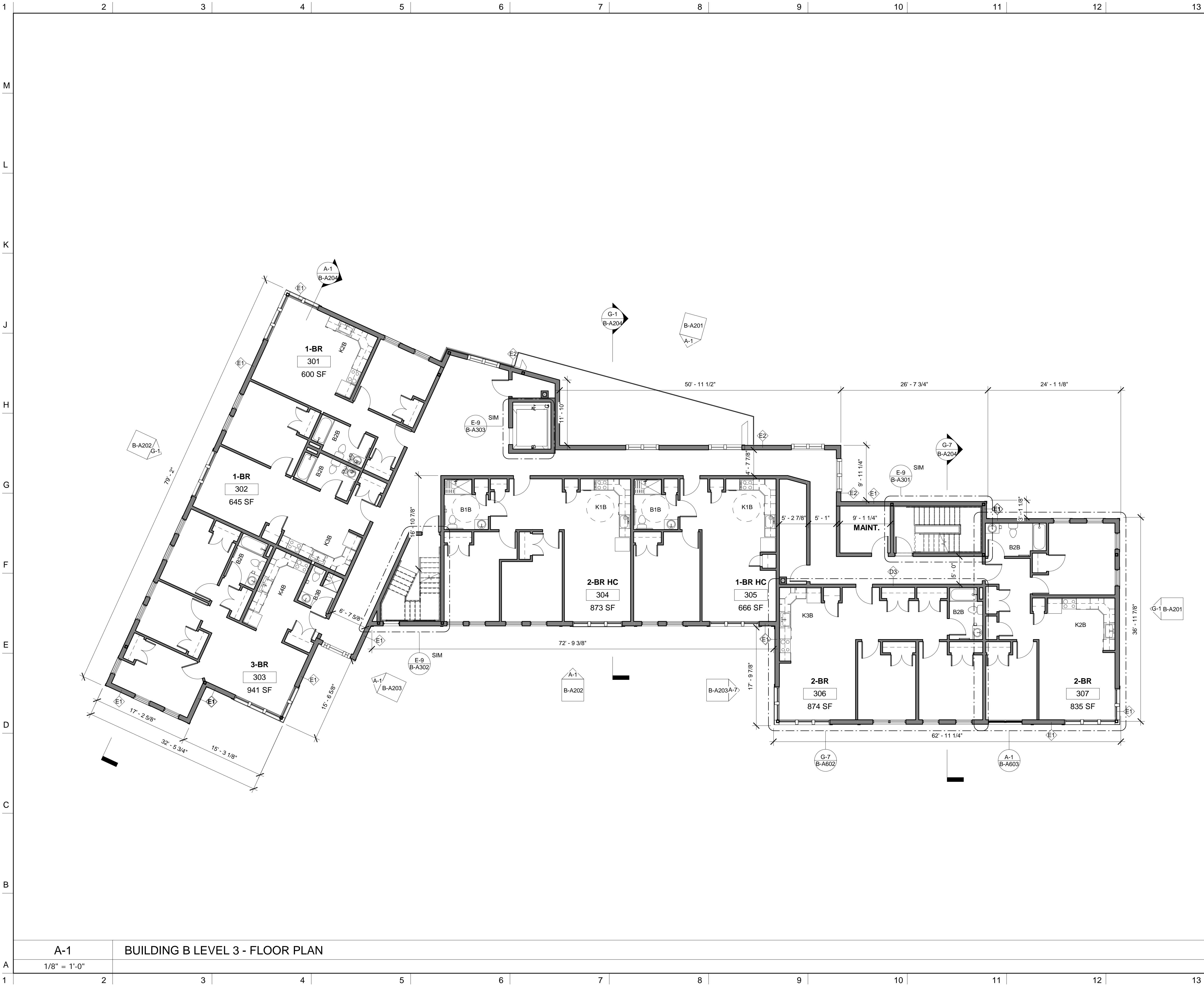
Drawing No.

B
B-A101

A-1

BUILDING B LEVEL 1 - FLOOR PLAN

1/8" = 1'-0"



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Title

BUILDING B LEVEL 3 FLOOR PLAN

BUILDING B

Designed

Checked

Project No.

Scale

Date

Designer

Author

16045.00

1/8" = 1'-0"

10.31.18

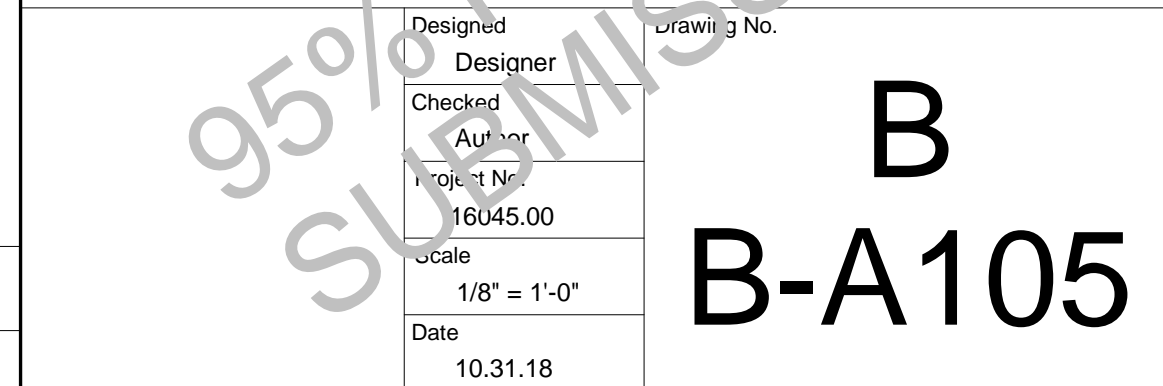
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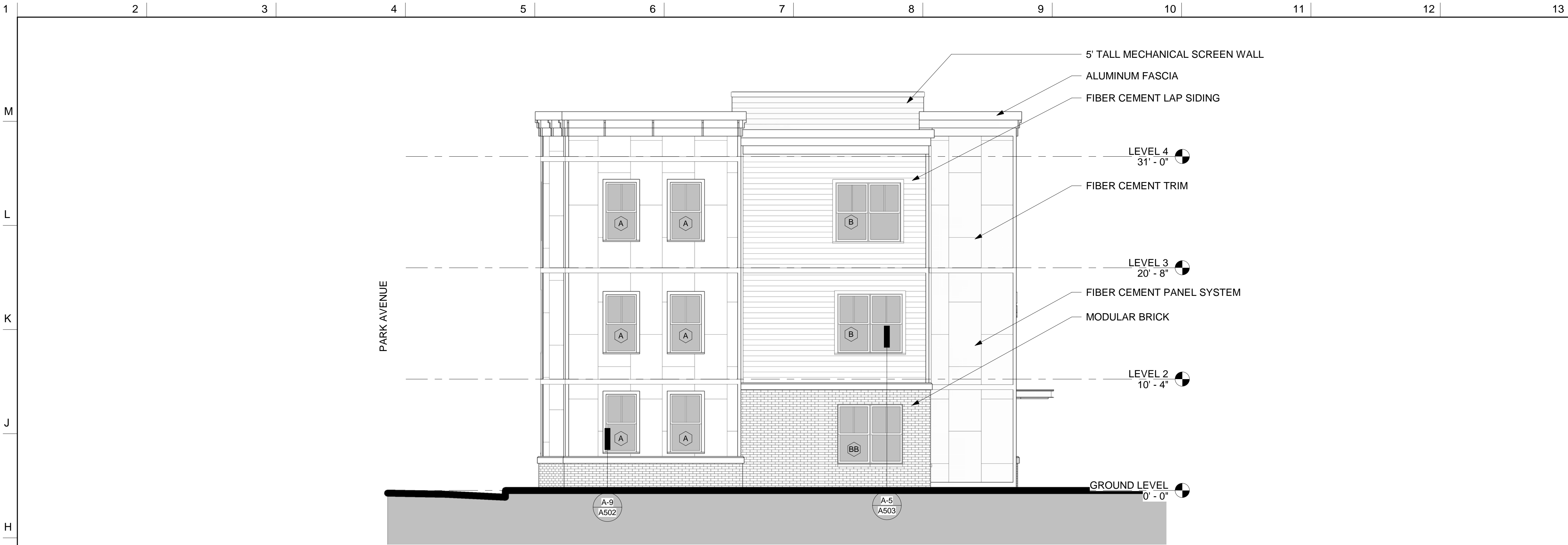
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B-A103

A-1

BUILDING B LEVEL 3 - FLOOR PLAN

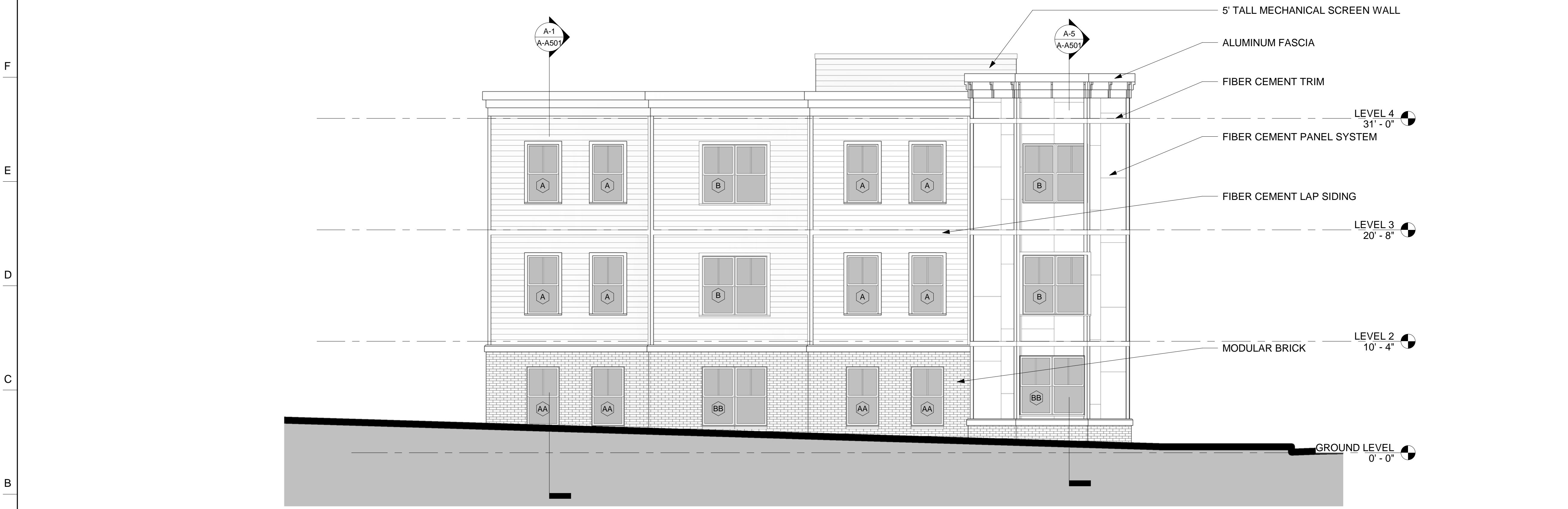
1/8" = 1'-0"





G-1 LOWELL STREET ELEVATION

3/16" = 1'-0"




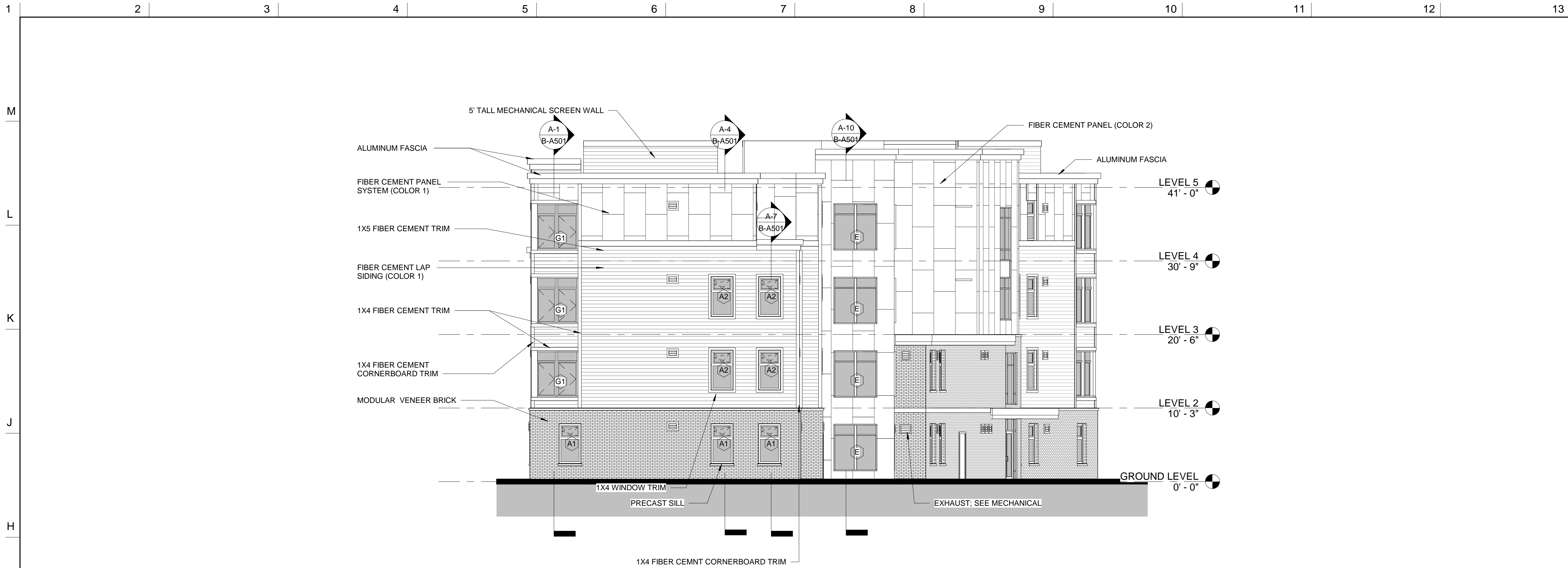
A-1 PARK AVENUE ELEVATION

3/16" = 1'-0"

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Title BUILDING A EXTERIOR ELEVATIONS BUILDING A		
Designed Designer Checked Author Project No. 16045.00 Scale 3/16" = 1'-0" Date 10.31.18	Drawing No. A A-A202	



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Project
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19R PARK AVE, ARLINGTON, MA 02474

Title
BUILDING B EXTERIOR ELEVATIONS

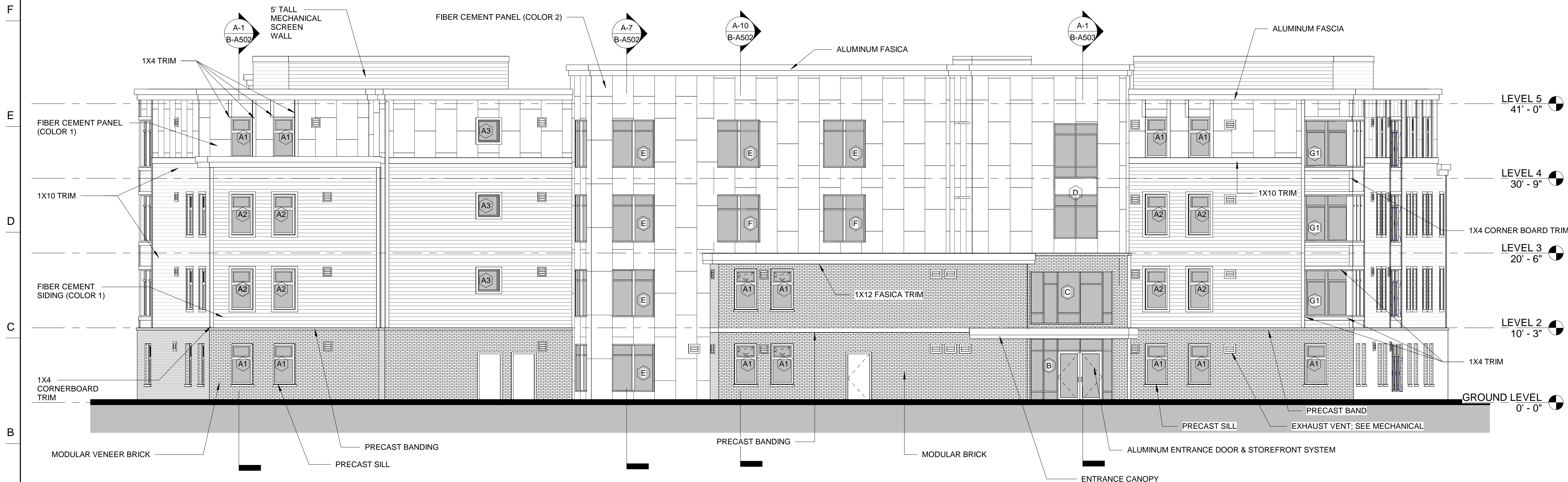
BUILDING B

Designed
Designer
Checked
Author
Project No.
16045.00
Scale
1/8" = 1'-0"
Date
10.31.18

Drawing No.
**B
B-A201**

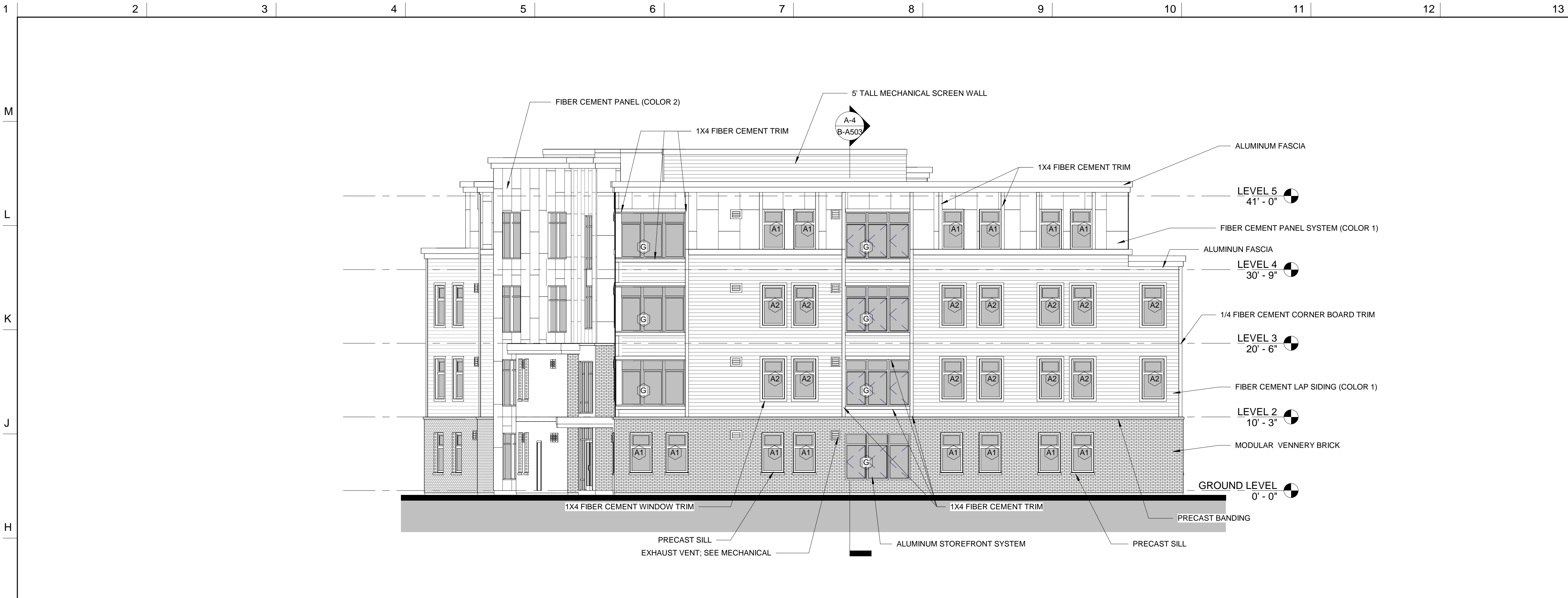
G-1 BUILDING B EXTERIOR ELEVATION_EAST

1/8" = 1'-0"



A-1 BUILDING B EXTERIOR ELEVATION_NORTH


1/8" = 1'-0"



NOTES

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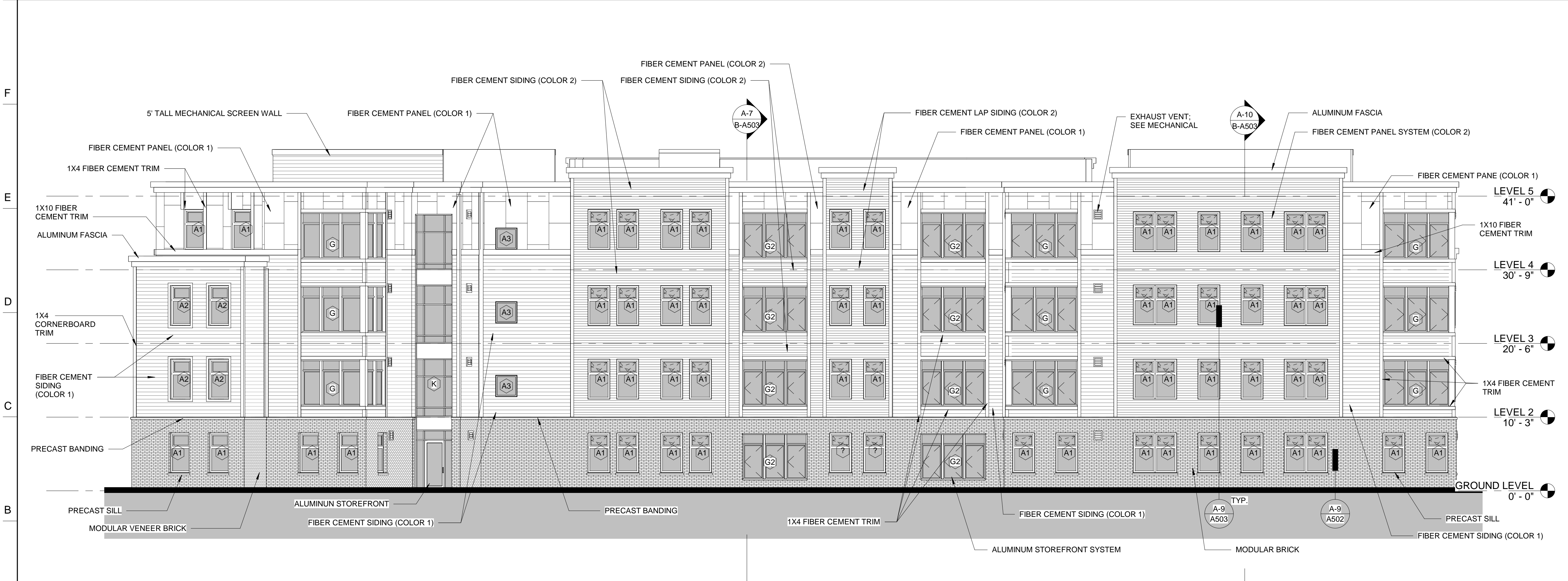
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BUILDING B EXTERIOR ELEVATIONS

BUILDING B

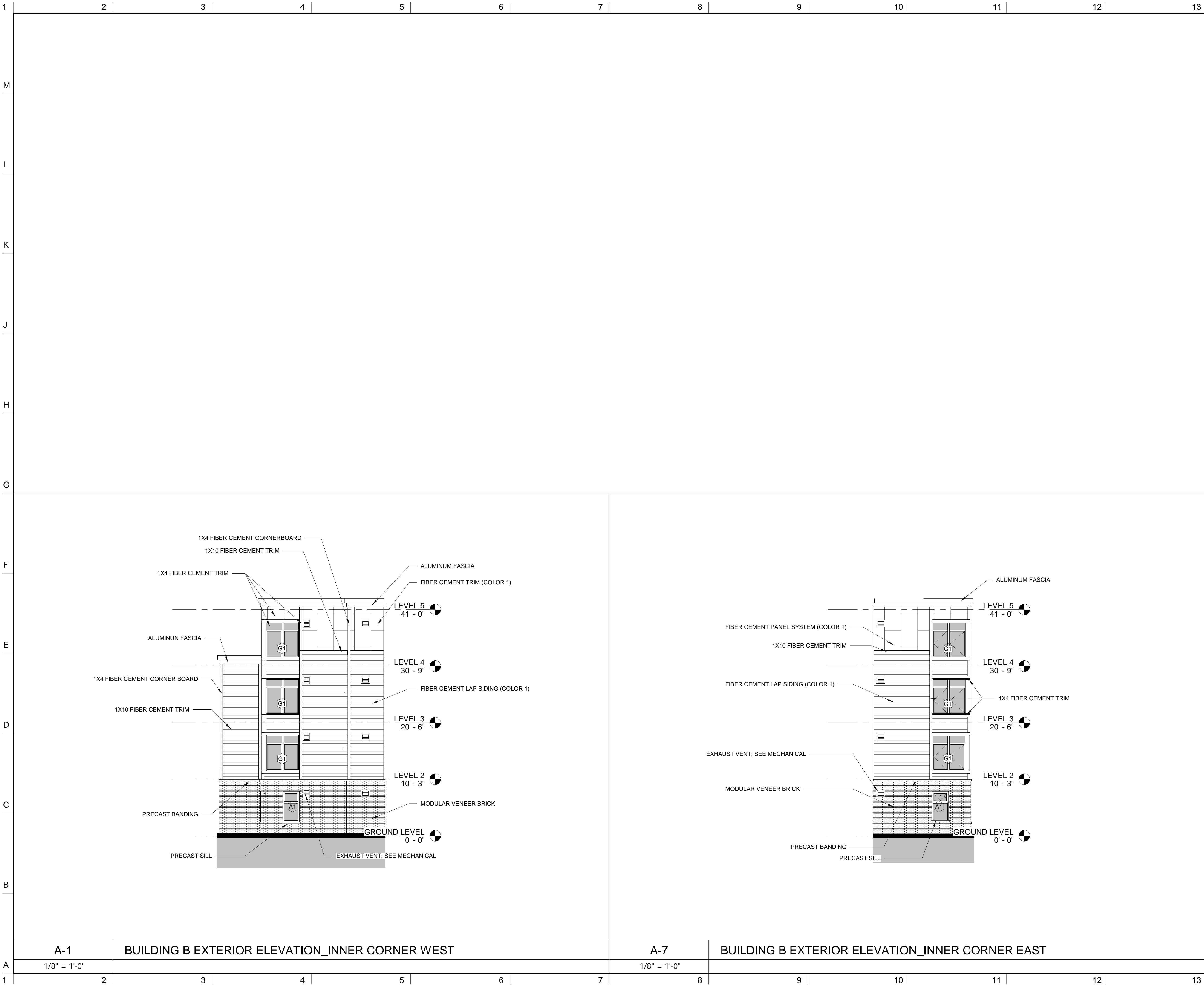
Designed
Checked
Approved
Project No.
Scale
Date

Drawing No.
**B
B-A202**

G-1 BUILDING B EXTERIOR ELEVATION_WEST
1/8" = 1'-0"



A-1 BUILDING B EXTERIOR ELEVATION_SOUTH
1/8" = 1'-0"



NOTES

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BUILDING B EXTERIOR ELEVATIONS

Title

BUILDING B

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Designer

Checked
Author

Project No.
16045.00

Scale
1/8" = 1'-0"

Date
10.31.18

Drawing No.

B
B-A203

A-1

BUILDING B EXTERIOR ELEVATION_INNER CORNER WEST

A-7

BUILDING B EXTERIOR ELEVATION_INNER CORNER EAST

1/8" = 1'-0"

1/8" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13

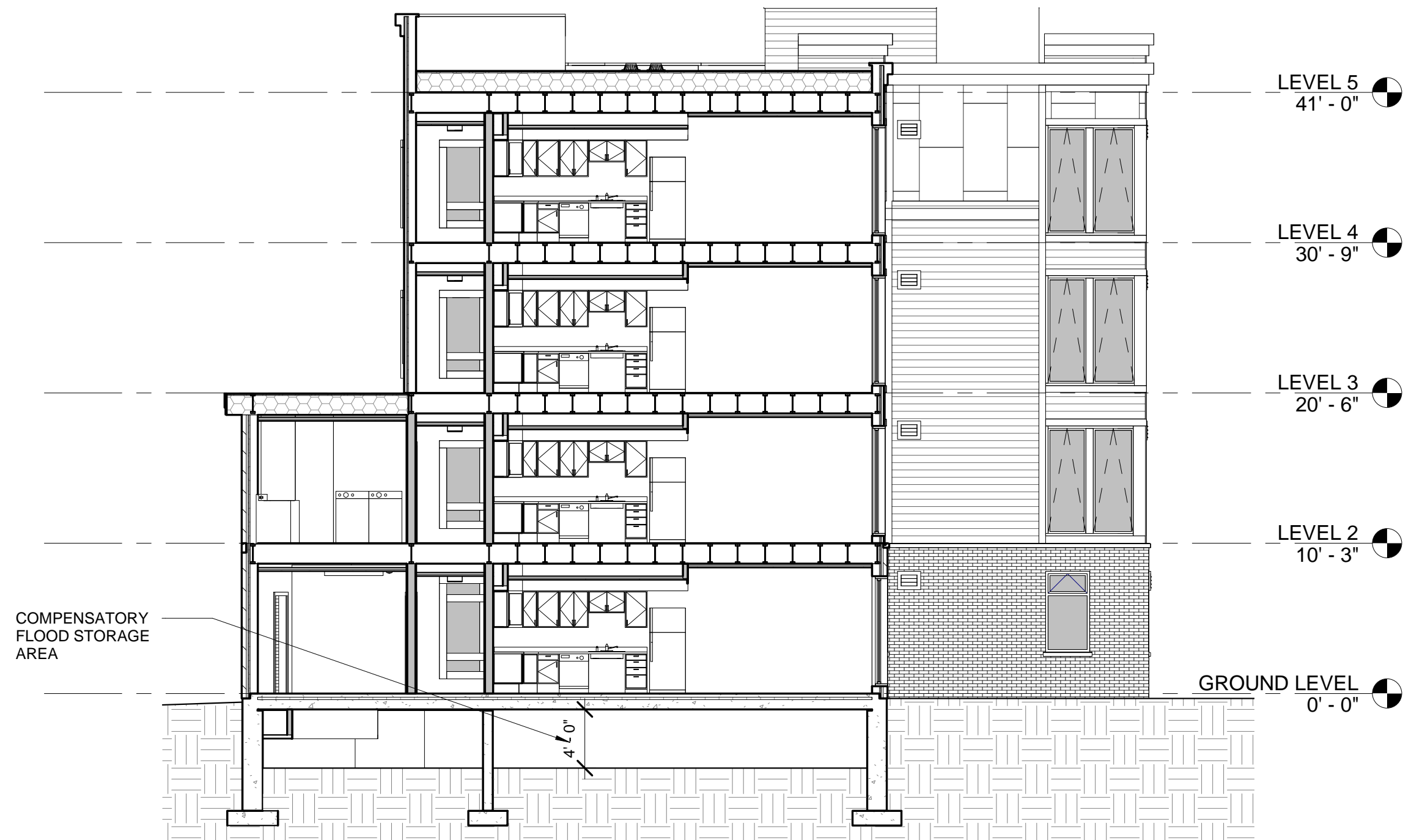
M

L

K

J

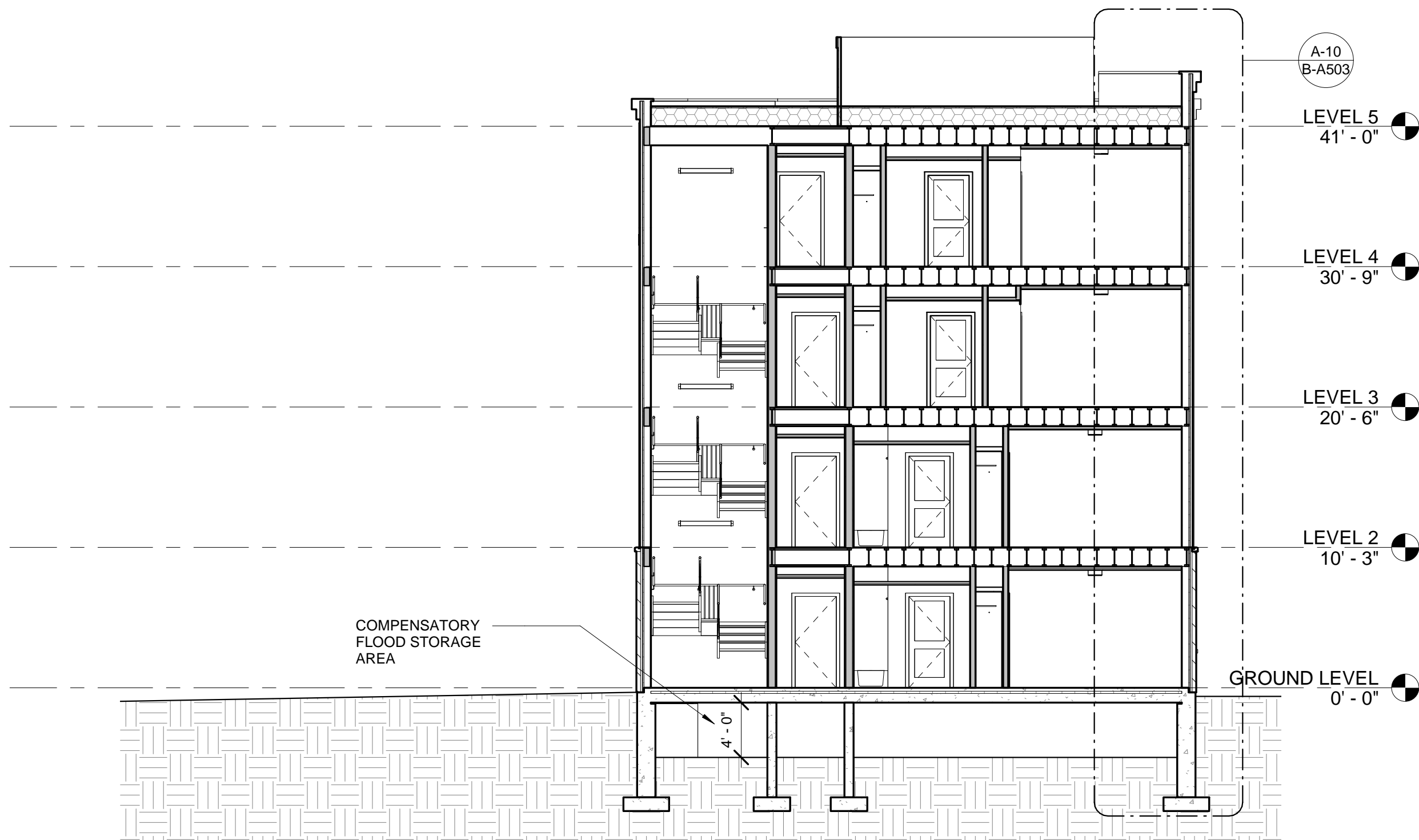
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G-1

BUILDING B - SECTION 2

1/8" = 1'-0"



G-7

BUILDING B - SECTION 3

1/8" = 1'-0"

NOTES

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F

E

D

C

B



A-1

BUILDING B - SECTION 1

1/8" = 1'-0"

No.	REVISIONS/SUBMISSIONS	Date
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Title
BUILDING B BUILDING SECTIONS

BUILDING B

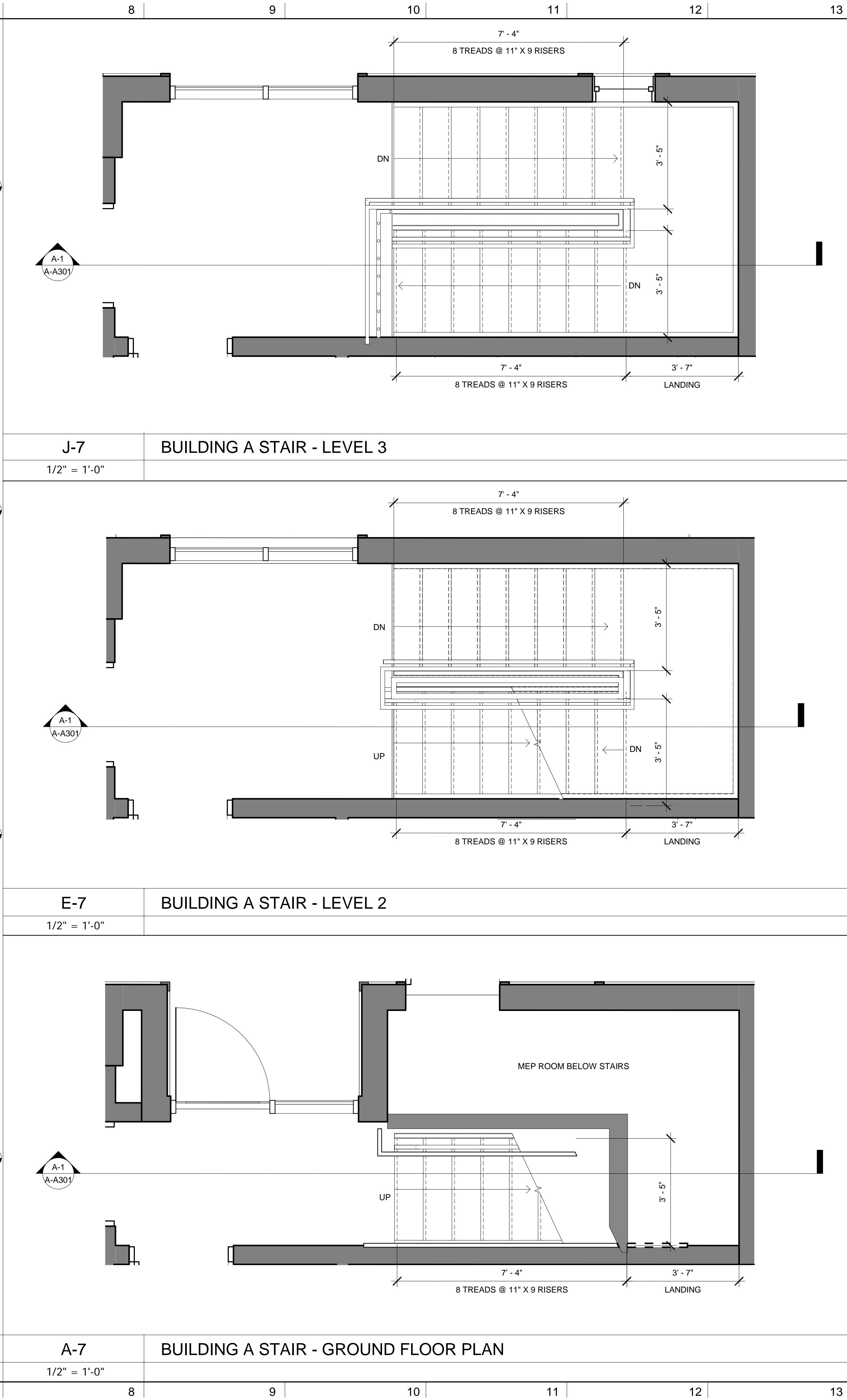
Designed	Drawing No.
Designer	
Checked	
Author	
Project No.	
16045.00	
Scale	
1/8" = 1'-0"	
Date	
10.31.18	

**B
B-A204**

1 2 3 4 5 6 7 8 9 10 11 12 13



A-1 STAIR SECTION - BUILDING A
1/2" = 1'-0"




J-7 BUILDING A STAIR - LEVEL 3
1/2" = 1'-0"

E-7 BUILDING A STAIR - LEVEL 2
1/2" = 1'-0"

A-7 BUILDING A STAIR - GROUND FLOOR PLAN
1/2" = 1'-0"

NOTES
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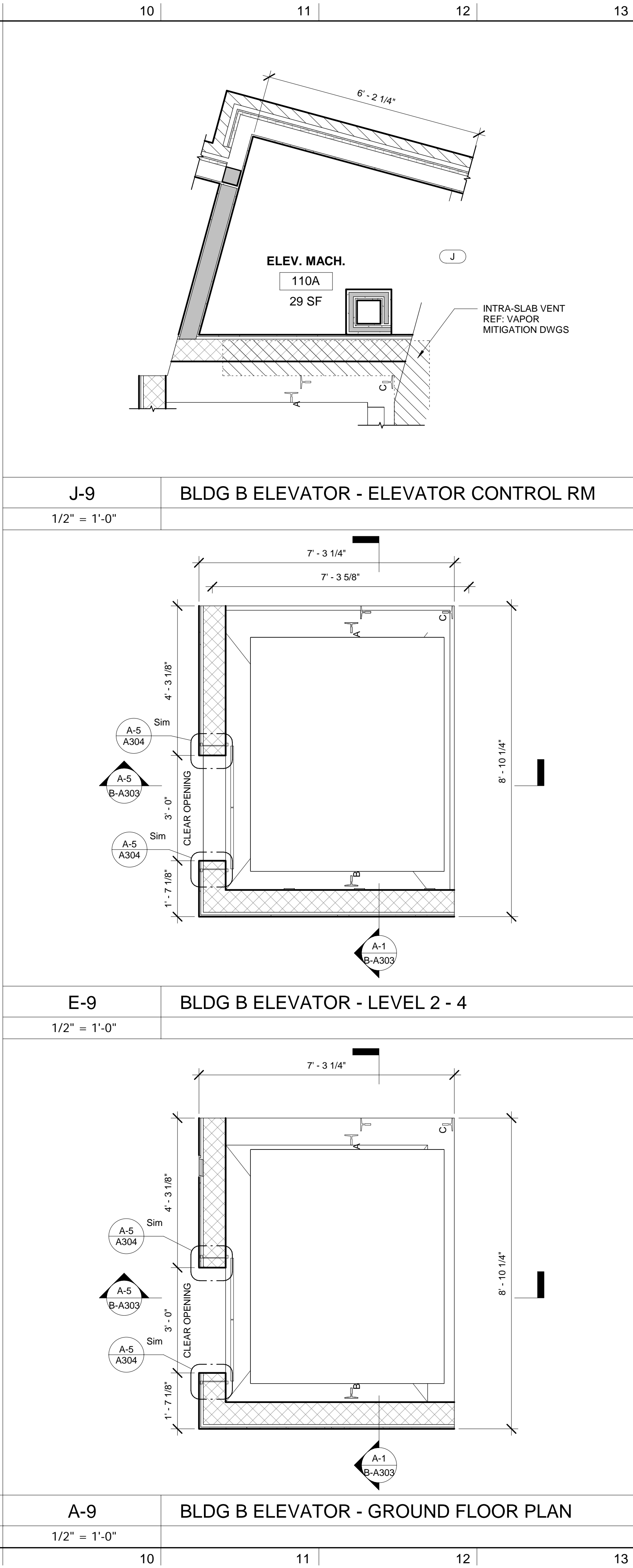
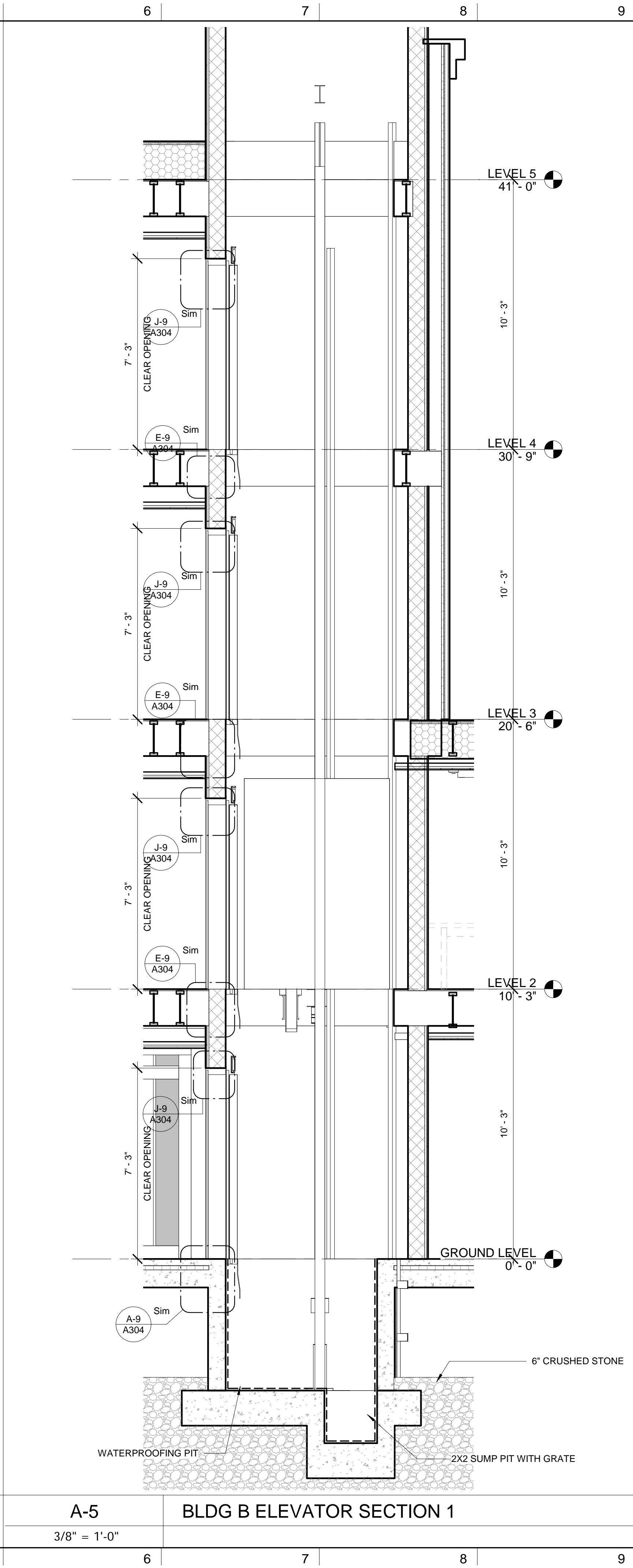
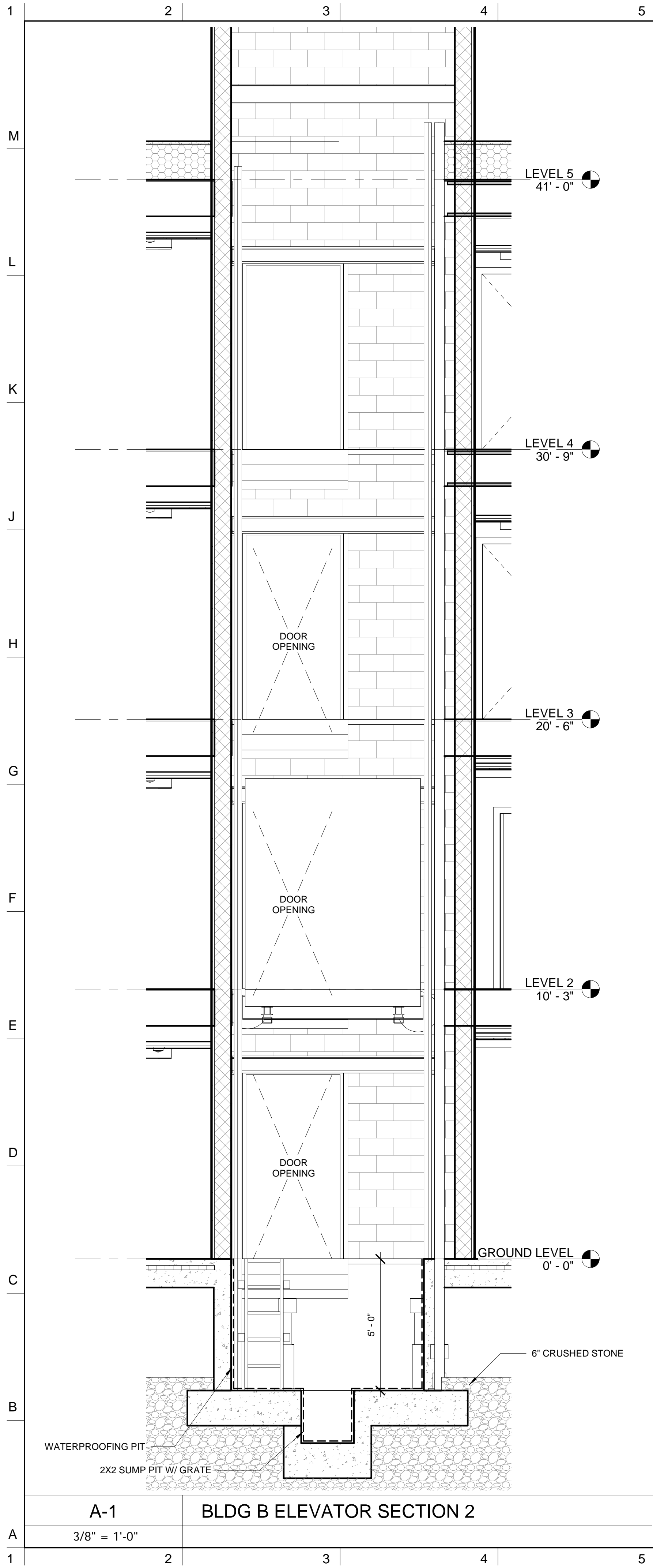
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Title
VERTICAL CIRCULATION - BUILDING A
BUILDING A

Designed Designer	Drawing No.
Checked Author	
Project No. 16045.00	
Scale 1/2" = 1'-0"	
Date 10.31.18	

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A-A301



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Title
VERTICAL CIRCULATION - BUILDING B
BUILDING B

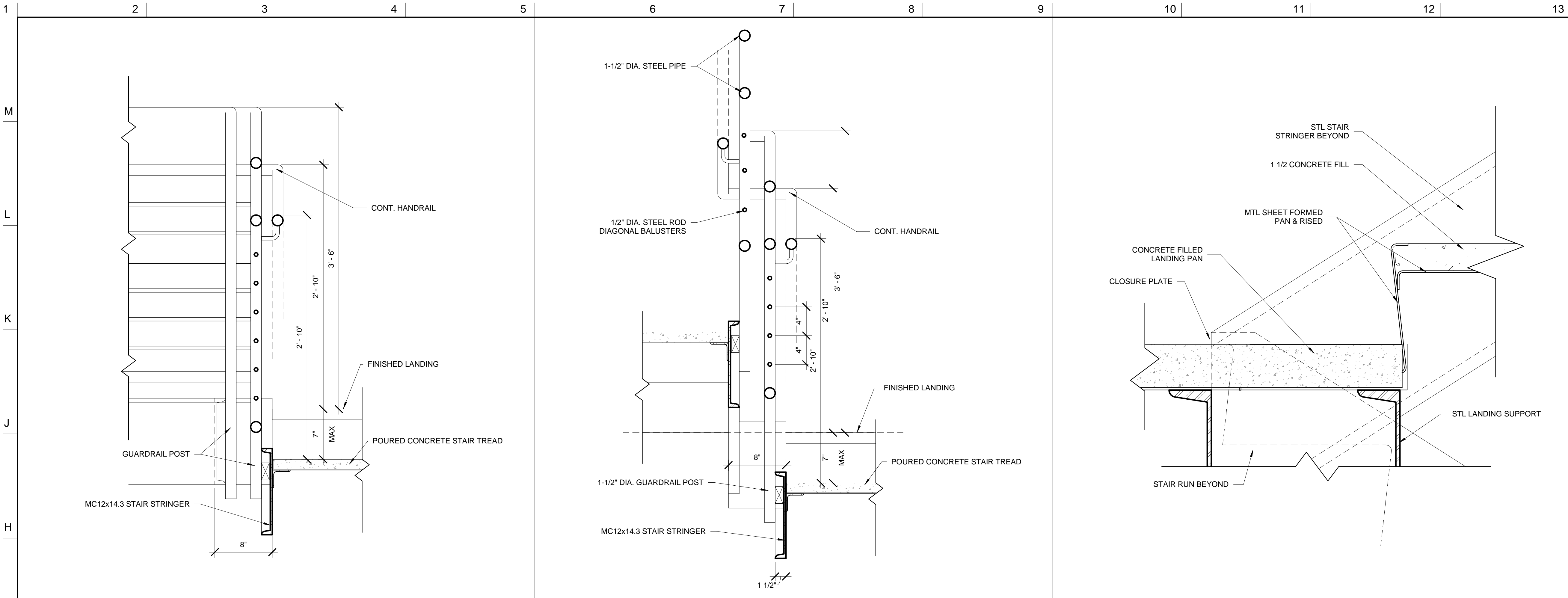
Designed
Designer
Checked
Author
Project No.
16045.00
Scale
As Indicated
Date
10.31.18

Drawing No.

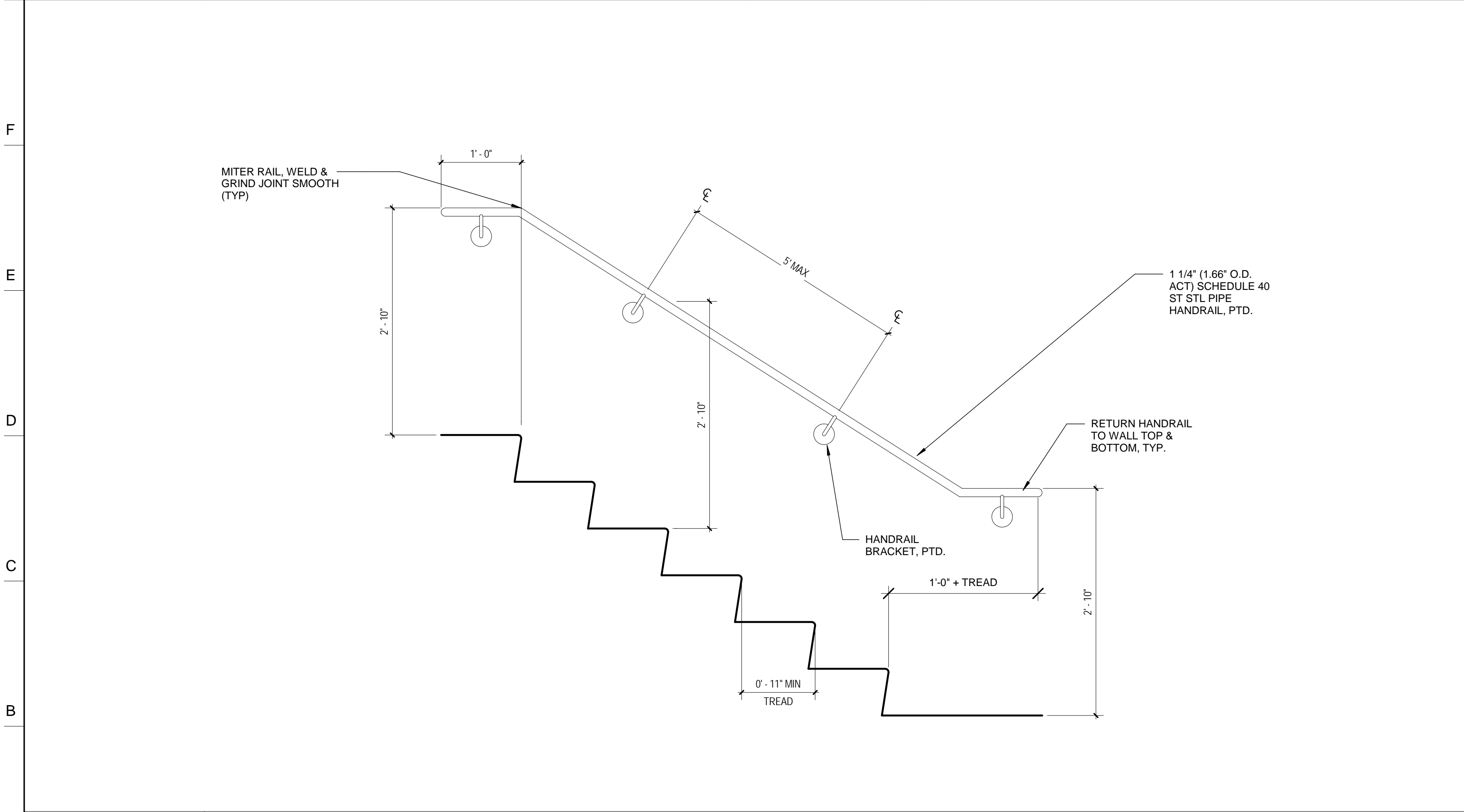
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B-A303

95% PRICING
SUBMISSION

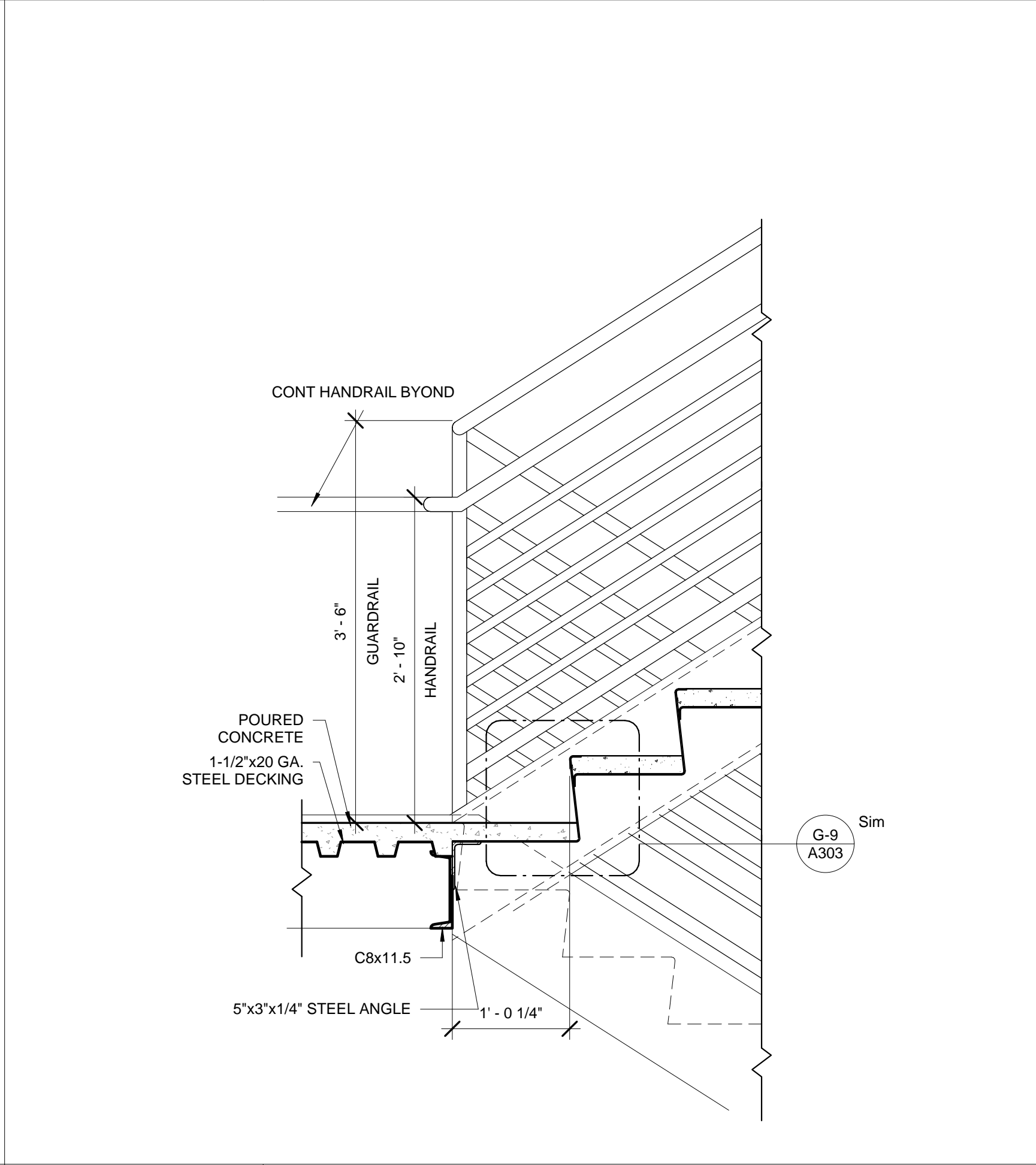
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G-1	STAIR GUARDRAIL DETAIL @ TOP LANDING	G-5	STAIR STRINGER & GUARDRAIL DETAIL	G-9	STAIR TYPICAL RUN TO LANDING DETAIL
1 1/2" = 1'-0"		1 1/2" = 1'-0"		3" = 1'-0"	



A-1	STAIR WALL TYPICAL RAIL DIMENSIONS
1" = 1'-0"	



A-9	STAIR TYPICAL GUARDRAIL @ LANDING
1" = 1'-0"	

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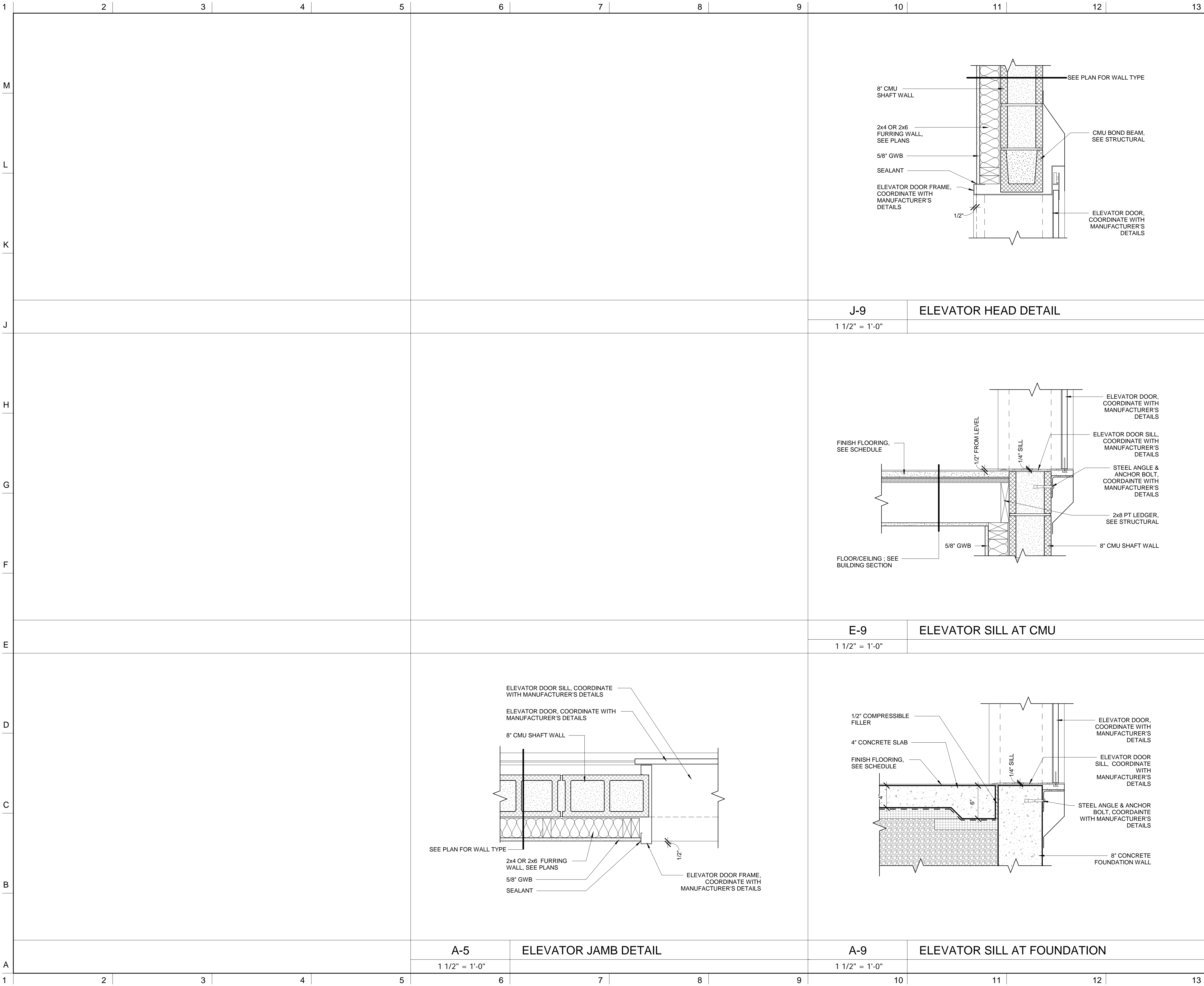
Title
STAIR DETAILS

GENERAL

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Project No. 16045.00	
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**ALL
A303**

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Title

ELEVATOR DETAILS

GENERAL

Designed

Designer

Checked

Author

Project No.

16045.00

Scale

1 1/2" = 1'-0"

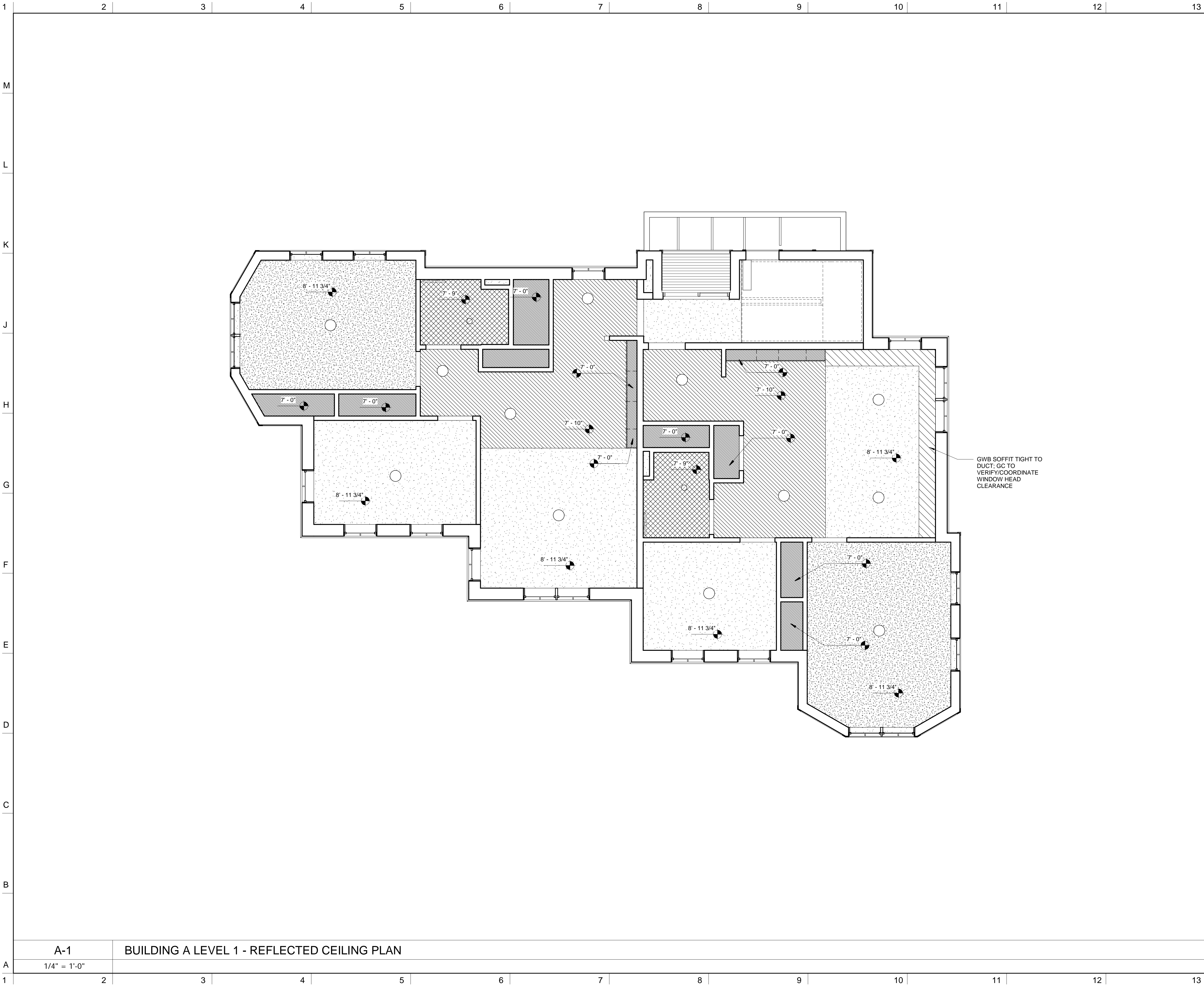
Date

10.31.18

Drawing No.

ALL
A304

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- LEGEND**
- SURFACE MOUNTED CEILING FIXTURE, SEE ELECTRICAL LIGHTING PLANS.
 - SURFACE MOUNTED CEILING FIXTURE, SEE ELECTRICAL LIGHTING PLANS.
 - WALL SCONCE, SEE ELECTRICAL DRAWINGS.
 - FAN LIGHT COMBO, COORDINATE BETWEEN MECHANICAL AND ELECTRICAL.
 - CEILING FAN, SEE MECHANICAL PLANS.
 - RECESSED CAN LIGHT, SEE ELECTRICAL LIGHTING PLANS.
 - GWB AT UNDERSIDE OF STRUCTURE, AS SHOWN IN FLOOR/CEILING ASSEMBLY C1. (AT ELEVATOR MACHINE ROOM PROVIDE ASSEMBLY C2.)
 - UNIT ENTRY & DROPPED SOFFITS, SEE FLOOR/CEILING ASSEMBLY C3
 - CLOSET & ABOVE CABINET SOFFIT GWB, SEE FLOOR/CEILING ASSEMBLY C3
 - MOISTURE RESISTANT GWB, SEE FLOOR/CEILING ASSEMBLY C3

No.	REVISIONS/SUBMISSIONS	Date



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Title
BUILDING A LEVEL 1 REFLECTED CEILING PLAN
BUILDING A

Designed
Designer

Checked
Author

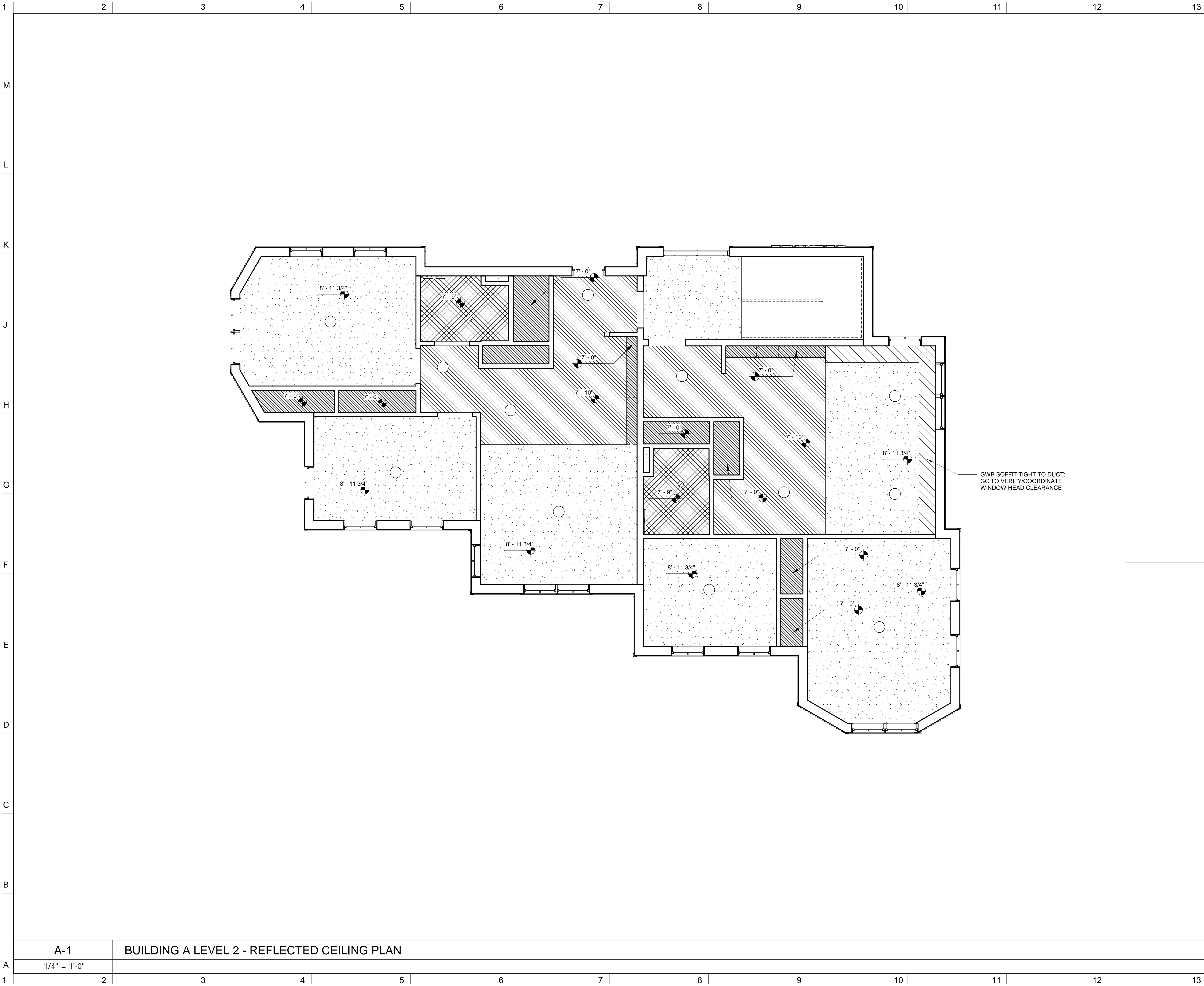
Project No.
16045.00

Scale
1/4" = 1'-0"

Date
10.31.18

Drawing No.

A
A-A401



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LEGEND

- SURFACE MOUNTED CEILING FIXTURE, SEE ELECTRICAL LIGHTING PLANS.
- SURFACE MOUNTED CEILING FIXTURE, SEE ELECTRICAL LIGHTING PLANS.
- WALL SCONCE, SEE ELECTRICAL DRAWINGS.
- FAN LIGHT COMBO, COORDINATE BETWEEN MECHANICAL AND ELECTRICAL.
- CEILING FAN, SEE MECHANICAL PLANS.
- RECESSED CAN LIGHT, SEE ELECTRICAL LIGHTING PLANS.
- GWB AT UNDERSIDE OF STRUCTURE, AS SHOWN IN FLOOR/CEILING ASSEMBLY C1. (AT ELEVATOR MACHINE ROOM PROVIDE ASSEMBLY C2.)
- UNIT ENTRY & DROPPED SOFFITS, SEE FLOOR/CEILING ASSEMBLY C3
- CLOSET & ABOVE CABINET SOFFIT GWB, SEE FLOOR/CEILING ASSEMBLY C3
- MOISTURE RESISTANT GWB, SEE FLOOR/CEILING ASSEMBLY C3

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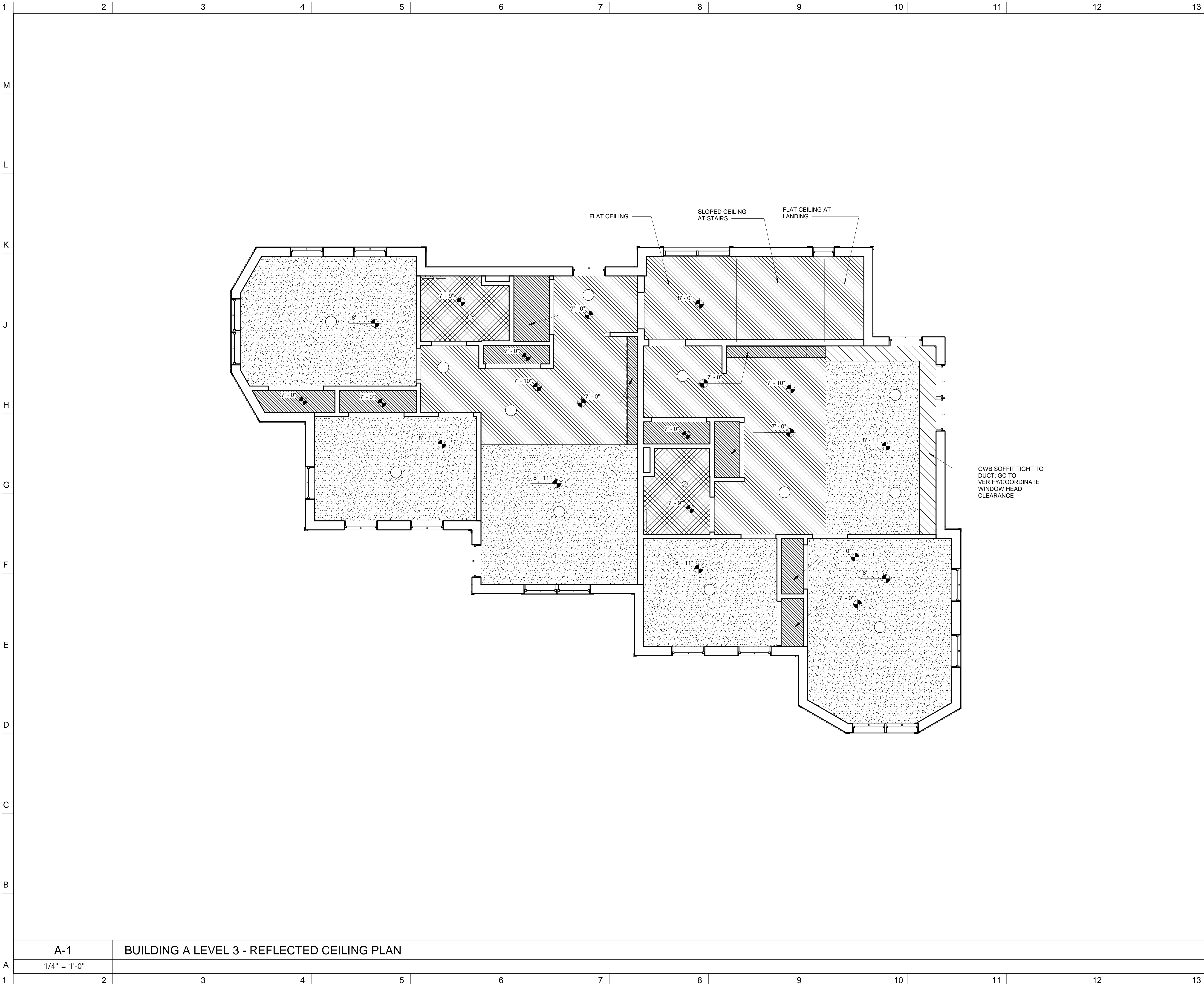
DOWNING SQUARE
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Title

**BUILDING A LEVEL 2 REFLECTED
CEILING PLAN
BUILDING A**

Designed	Drawing No.
Designer	
Checked	
Author	
Project No.	
16045.00	
Scale	
1/4" = 1'-0"	
Date	
10.31.18	

A
A-A402




NOTES

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NUMBERED NOTES
1. THESE NOTES APPLY TO SPECIFIC ELEMENTS IN THE DRAWINGS TO THE LEFT.

LEGEND

- SURFACE MOUNTED CEILING FIXTURE, SEE ELECTRICAL LIGHTING PLANS.
- SURFACE MOUNTED CEILING FIXTURE, SEE ELECTRICAL LIGHTING PLANS.
- WALL SCONCE, SEE ELECTRICAL DRAWINGS.
- FAN LIGHT COMBO, COORDINATE BETWEEN MECHANICAL AND ELECTRICAL.
- CEILING FAN, SEE MECHANICAL PLANS.
- RECESSED CAN LIGHT, SEE ELECTRICAL LIGHTING PLANS.
- GWB AT UNDERSIDE OF STRUCTURE, AS SHOWN IN FLOOR/CEILING ASSEMBLY C1. (AT ELEVATOR MACHINE ROOM PROVIDE ASSEMBLY C2).
- UNIT ENTRY & DROPPED SOFFITS, SEE FLOOR/CEILING ASSEMBLY C3
- CLOSET & ABOVE CABINET SOFFIT GWB, SEE FLOOR/CEILING ASSEMBLY C3
- MOISTURE RESISTANT GWB, SEE FLOOR/CEILING ASSEMBLY C3

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Project DOWNING SQUARE 19R PARK AVE, ARLINGTON, MA 02474		
Title BUILDING A LEVEL 3 REFLECTED CEILING PLAN BUILDING A		
<div>Designed Designer Checked Author Project No. 16045.00 Scale 1/4" = 1'-0" Date 10.31.18</div>		<div>Drawing No. A A-A403</div>

A-1	BUILDING A LEVEL 3 - REFLECTED CEILING PLAN
1/4" = 1'-0"	



NOTES

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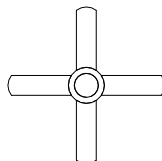

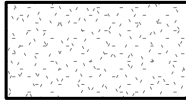
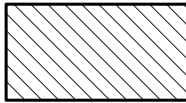
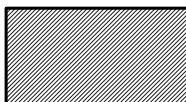
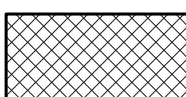
GENERAL NOTES

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NUMBERED NOTES

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LEGEND

- | | |
|---|--|
|  | SURFACE MOUNTED CEILING FIXTURE, SEE ELECTRICAL LIGHTING PLANS. |
|  | SURFACE MOUNTED CEILING FIXTURE, SEE ELECTRICAL LIGHTING PLANS. |
|  | WALL SCONCE, SEE ELECTRICAL DRAWINGS. |
|  | FAN LIGHT COMBO, COORDINATE BETWEEN MECHANICAL AND ELECTRICAL. |
|  | CEILING FAN, SEE MECHANICAL PLANS. |
|  | RECESSED CAN LIGHT, SEE ELECTRICAL LIGHTING PLANS. |
|  | IN UNITS GWB AT UNDERSIDE OF STRUCTURE, AS SHOWN IN FLOOR/CEILING ASSEMBLY C1. IN COMMON AREAS GWB DROPPED CEILING, SEE PLANS FOR CEILING HEIGHTS. (AT ELEVATOR MACHINE ROOM PROVIDE ASSEMBLY C2.) |
|  | UNIT ENTRY & DROPPED GWB SOFFITS AT 7'-9"
SEE FLOOR/CEILING ASSEMBLY C3 |
|  | CLOSET & ABOVE CABINET SOFFIT GWB AT 7'-0"
SEE FLOOR/CEILING ASSEMBLY C3 |
|  | MOISTURE RESISTANT GWB AT 7'-6", AS SHOWN IN FLOOR/CEILING ASSEMBLY C2. |

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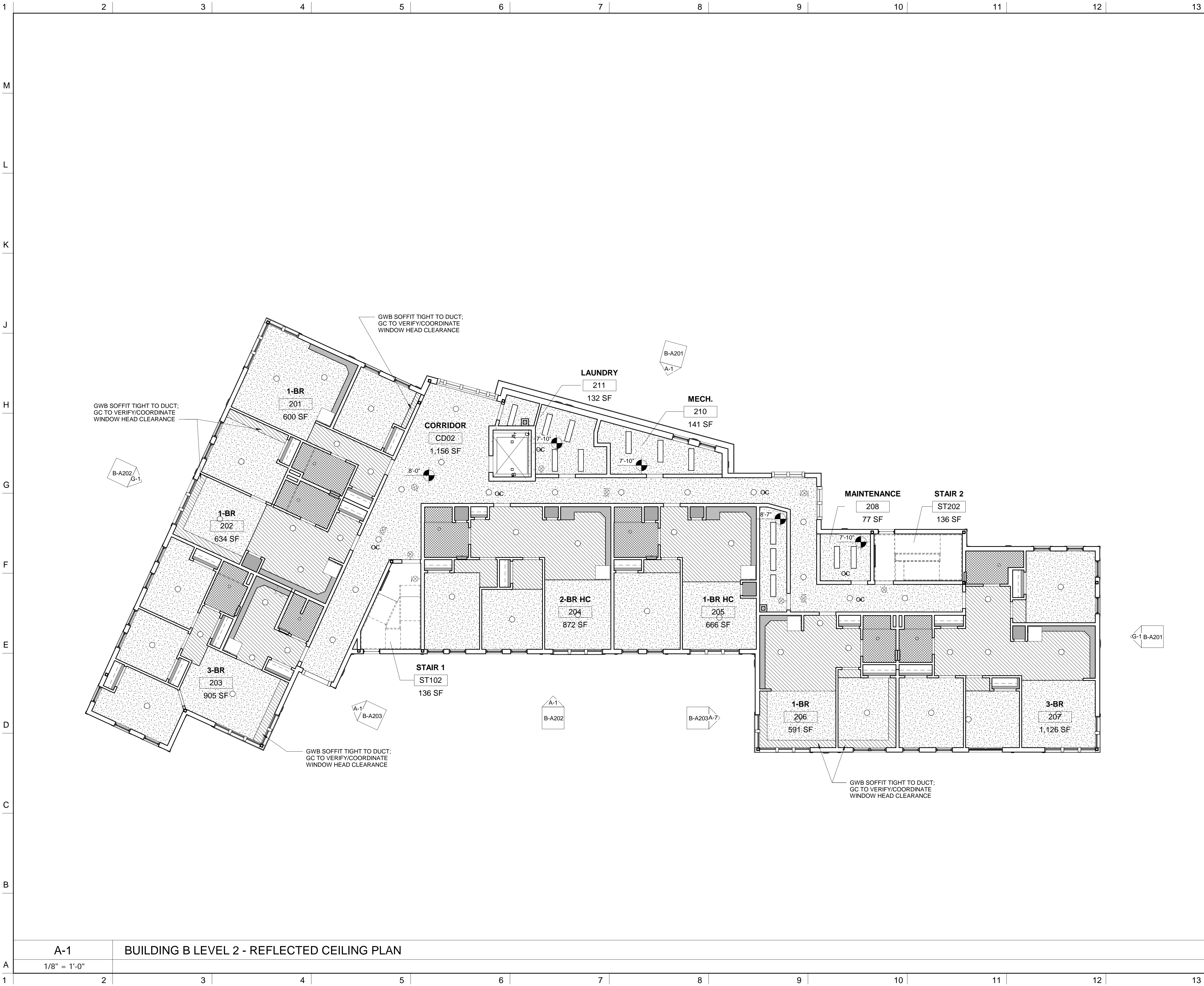
Project

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title BUILDING B LEVEL 1 REFLECTED CEILING
PLAN
BUILDING B

Designed	Drawing No.
Designer	
Checked	
Author	
Project No.	
16045.00	
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As indicated	
Date	
10.31.18	

B
B-A401



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LEGEND

SURFACE MOUNTED CEILING FIXTURE, SEE ELECTRICAL LIGHTING PLANS.

SURFACE MOUNTED CEILING FIXTURE, SEE ELECTRICAL LIGHTING PLANS.

WALL SCONCE, SEE ELECTRICAL DRAWINGS.

FAN LIGHT COMBO, COORDINATE BETWEEN MECHANICAL AND ELECTRICAL.

CEILING FAN, SEE MECHANICAL PLANS.

RECESSED CAN LIGHT, SEE ELECTRICAL LIGHTING PLANS.

IN UNITS GWB AT UNDERSIDE OF STRUCTURE, AS SHOWN IN FLOOR/CEILING ASSEMBLY C1. IN COMMON AREAS GWB DROPPED CEILING, SEE PLANS FOR CEILING HEIGHTS. (AT ELEVATOR MACHINE ROOM PROVIDE ASSEMBLY C2.)

UNIT ENTRY & DROPPED GWB SOFFITS AT 7'-9" SEE FLOOR/CEILING ASSEMBLY C3

CLOSET & ABOVE CABINET SOFFIT GWB AT 7'-0" SEE FLOOR/CEILING ASSEMBLY C3

MOISTURE RESISTANT GWB AT 7'-6", AS SHOWN IN FLOOR/CEILING ASSEMBLY C2.

No.	REVISIONS/SUBMISSIONS	Date

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Consultant

Project

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title

BUILDING B LEVEL 2 REFLECTED CEILING PLAN
BUILDING B

Designed

Designer

Checked

Author

Project No.

16045.00

Scale

As Indicated

Date

10.31.18

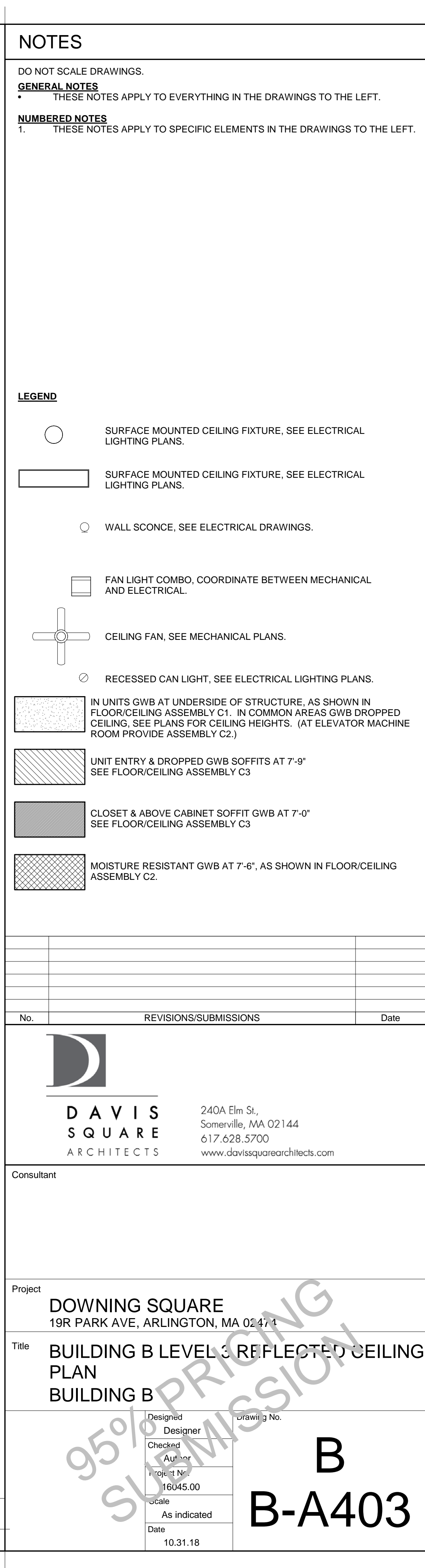
Drawing No.

B
B-A402

A-1

BUILDING B LEVEL 2 - REFLECTED CEILING PLAN

1/8" = 1'-0"





NOTES

DO NOT SCALE DRAWINGS.

GENERAL NOTES

- THESE NOTES APPLY TO EVERYTHING IN THE DRAWINGS TO THE LEFT.

NUMBERED NOTES

- THESE NOTES APPLY TO SPECIFIC ELEMENTS IN THE DRAWINGS TO THE LEFT.

LEGEND

- SURFACE MOUNTED CEILING FIXTURE, SEE ELECTRICAL LIGHTING PLANS.
- SURFACE MOUNTED CEILING FIXTURE, SEE ELECTRICAL LIGHTING PLANS.
- WALL SCONCE, SEE ELECTRICAL DRAWINGS.
- FAN LIGHT COMBO, COORDINATE BETWEEN MECHANICAL AND ELECTRICAL.
- CEILING FAN, SEE MECHANICAL PLANS.
- RECESSED CAN LIGHT, SEE ELECTRICAL LIGHTING PLANS.
- IN UNITS GWB AT UNDERSIDE OF STRUCTURE, AS SHOWN IN FLOOR/CEILING ASSEMBLY C1. IN COMMON AREAS GWB DROPPED CEILING, SEE PLANS FOR CEILING HEIGHTS. (AT ELEVATOR MACHINE ROOM PROVIDE ASSEMBLY C2.)
- UNIT ENTRY & DROPPED GWB SOFFITS AT 7'-9" SEE FLOOR/CEILING ASSEMBLY C3
- CLOSET & ABOVE CABINET SOFFIT GWB AT 7'-0" SEE FLOOR/CEILING ASSEMBLY C3
- MOISTURE RESISTANT GWB AT 7'-6", AS SHOWN IN FLOOR/CEILING ASSEMBLY C2.

No.	REVISIONS/SUBMISSIONS	Date

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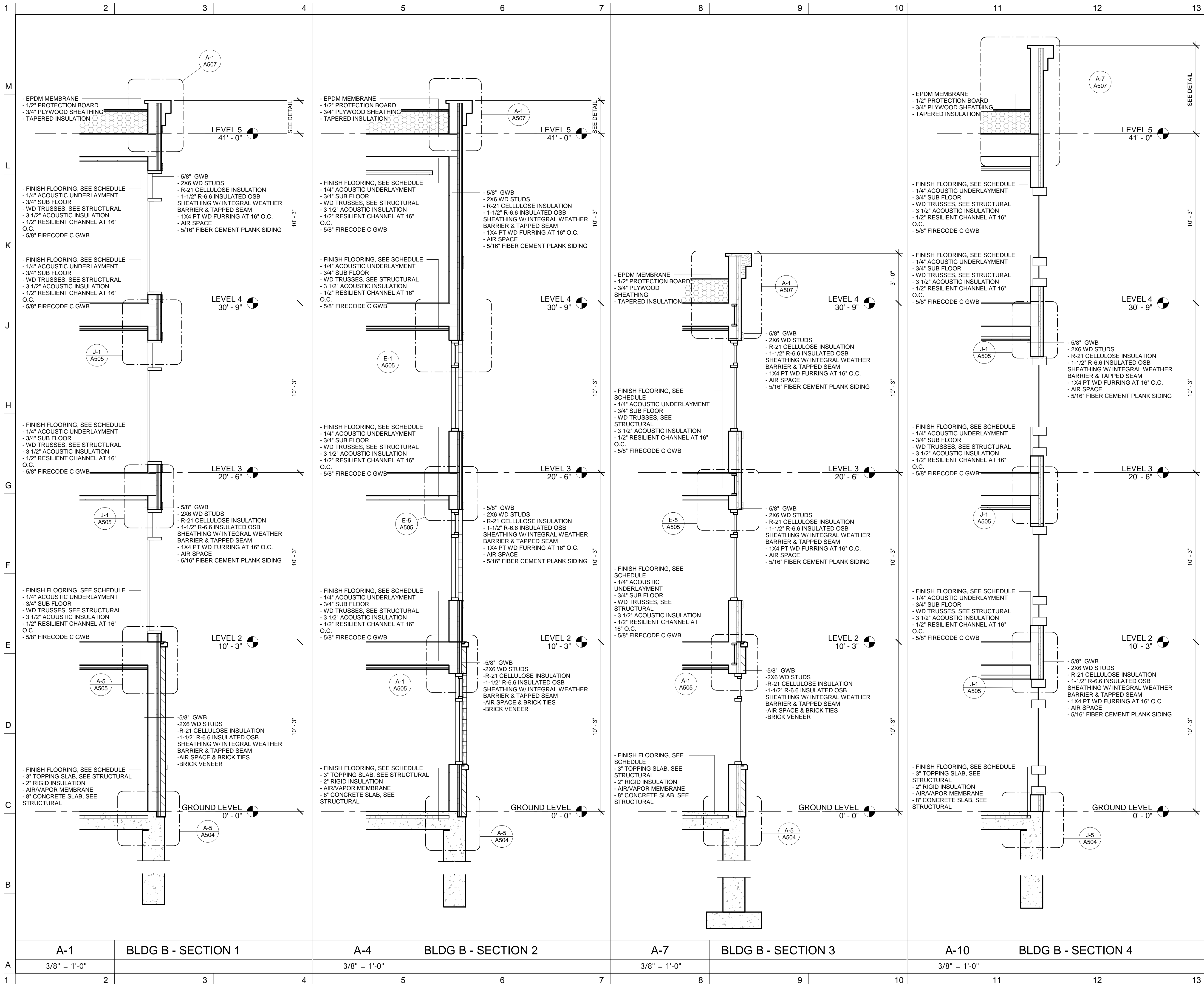
DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title

BUILDING B LEVEL 4 REFLECTED CEILING PLAN
BUILDING B

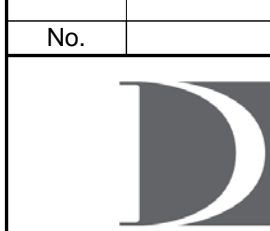
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Designer	<div><div>95% PRICING</div><div>SUBMISSION</div><div>B B-A404</div></div>
Checked	
Author	
Project No.	
Scale	
As Indicated	Date
10.31.18	

A-1	BUILDING B LEVEL 4 - REFLECTED CEILING PLAN
1/8" = 1'-0"	



NOTES

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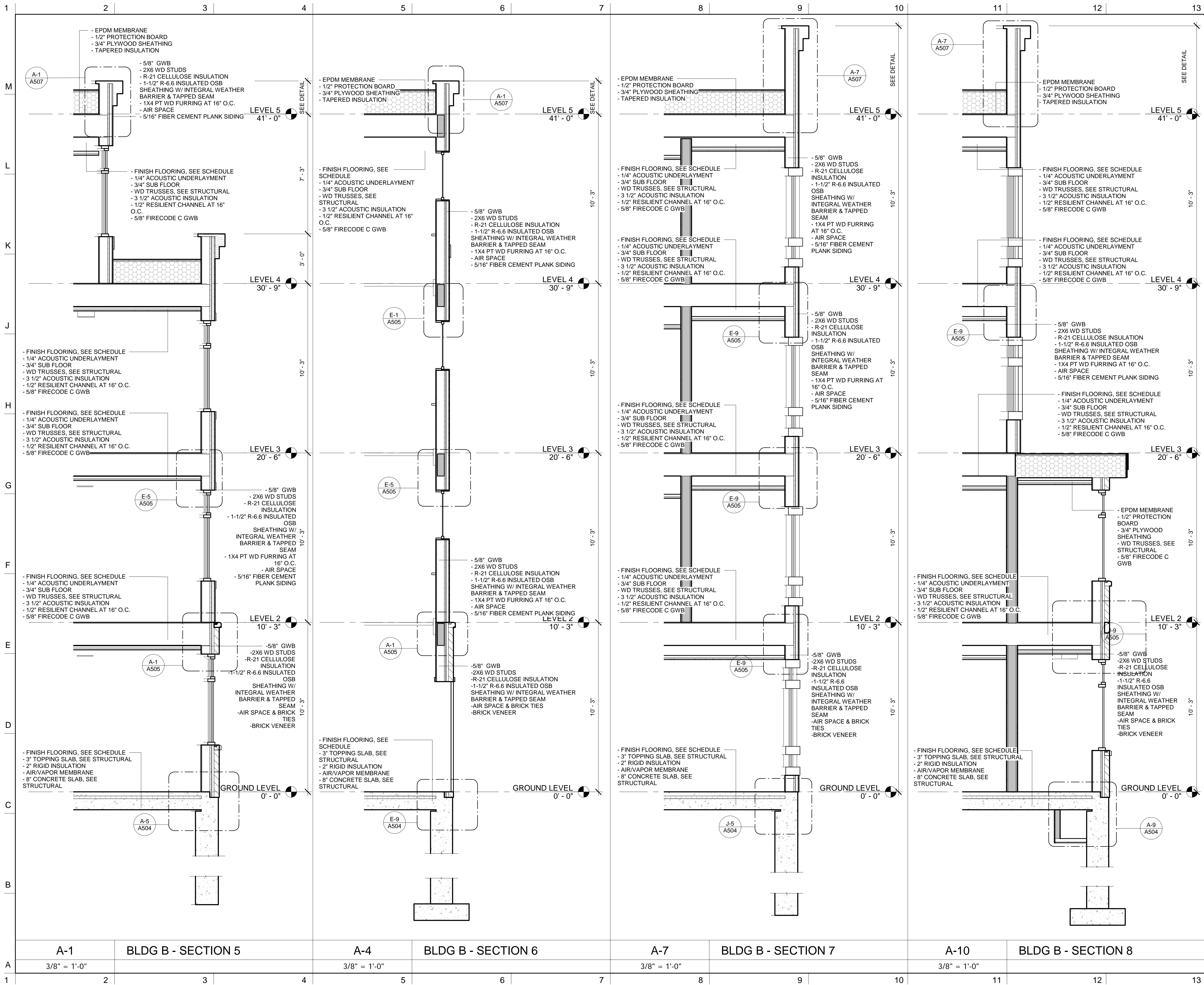
Project
DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title
BUILDING B WALL SECTIONS

BUILDING B

Designed
Designer
Checked
Author
Project No.
16045.00
Scale
3/8" = 1'-0"
Date
10.31.18

**B
B-A501**



NOTES

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19R PARK AVE, ARLINGTON, MA 02474

Title

BUILDING B WALL SECTIONS

BUILDING B

Designed
Designer

Checked
Author

Project No.
16045.00

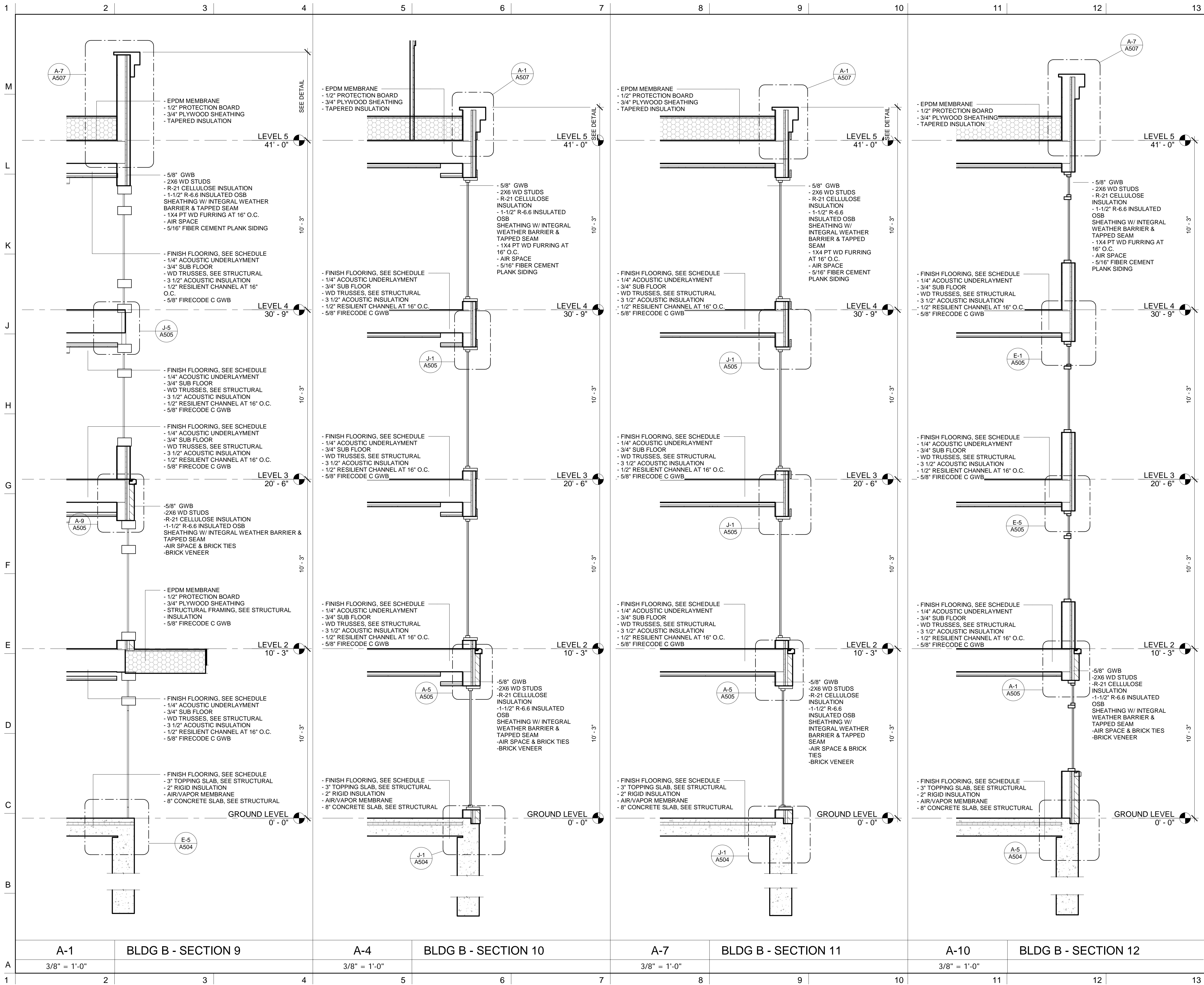
Scale
3/8" = 1'-0"

Date
10.31.18

Drawing No.

**B
B-A502**

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Title

BUILDING B WALL SECTIONS

BUILDING B

Designed
Checked
Drawn
Project No.
Scale
Date

16045.00

3/8" = 1'-0"

10.31.18

Drawing No.

B

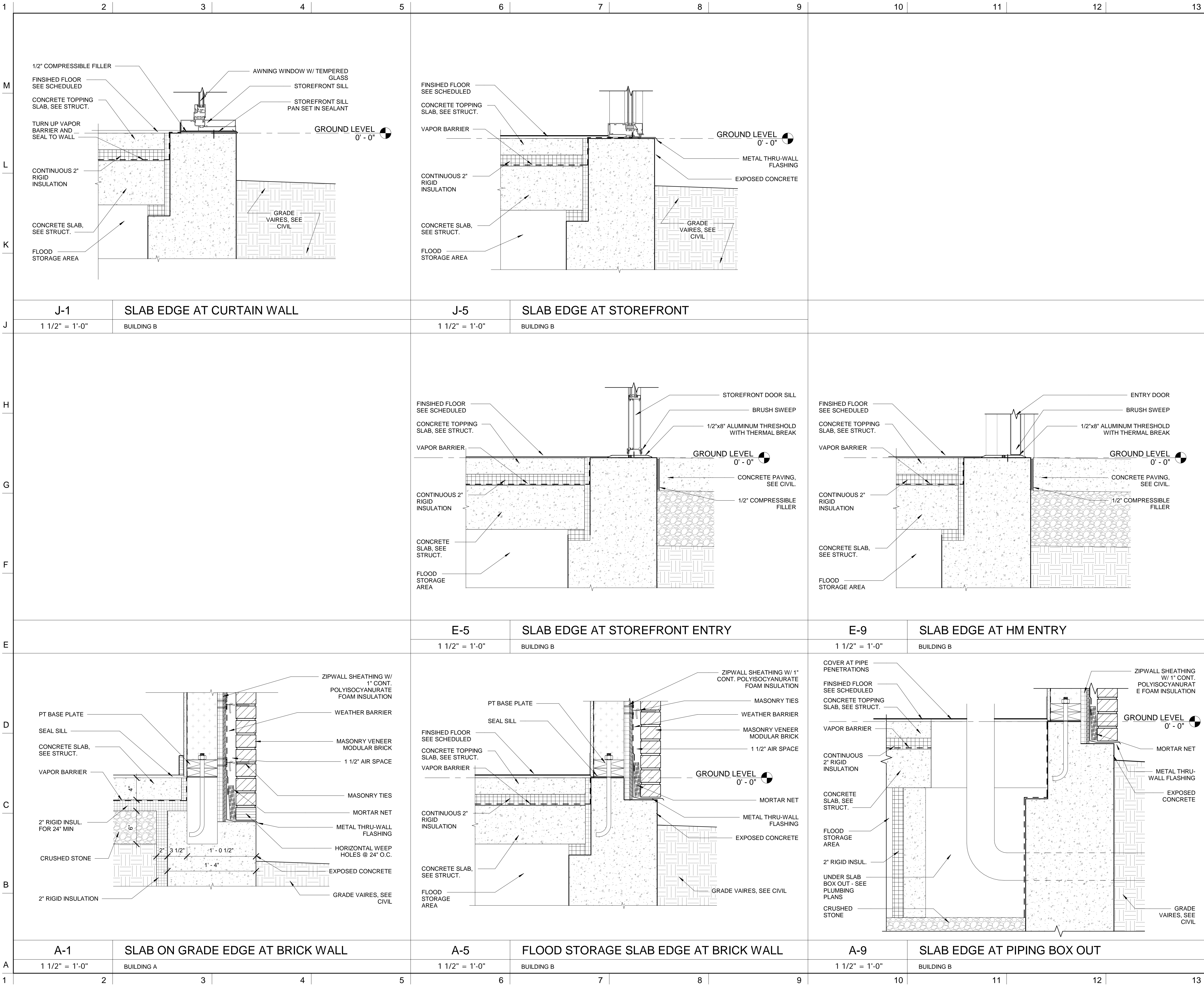
B-A503

3/8" = 1'-0"

3/8" = 1'-0"


3/8" = 1'-0"

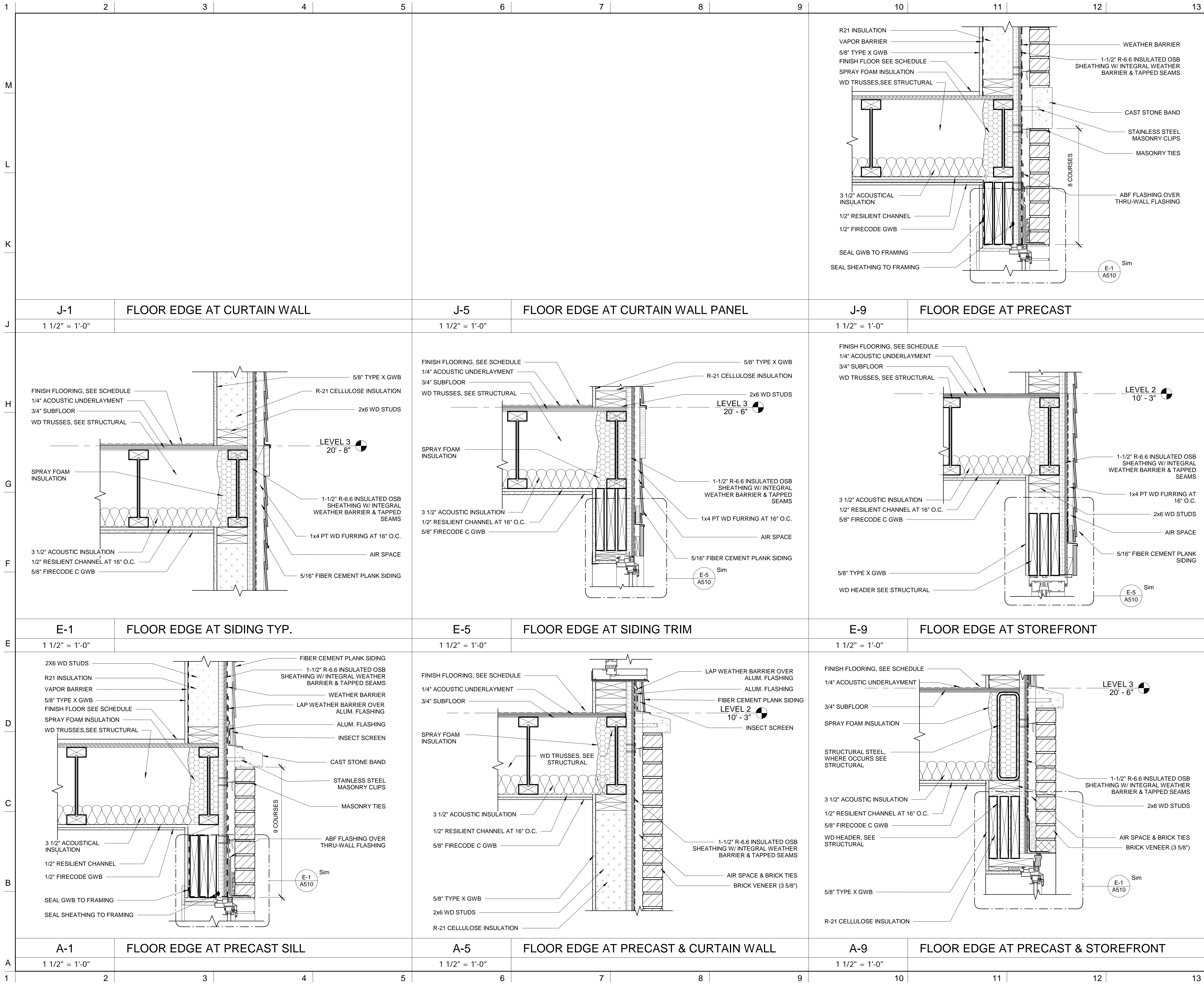
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NOTES

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Project DOWNING SQUARE 19R PARK AVE, ARLINGTON, MA 02474		
Title EXTERIOR WALL DETAILS		
GENERAL		
Designed Checked Project No. 16045.00 Scale 1 1/2" = 1'-0" Date 10.31.18	Drawing No. ALL A504	



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Title

EXTERIOR WALL DETAILS

GENERAL

Designed

Checked

Project No.

Scale

Date

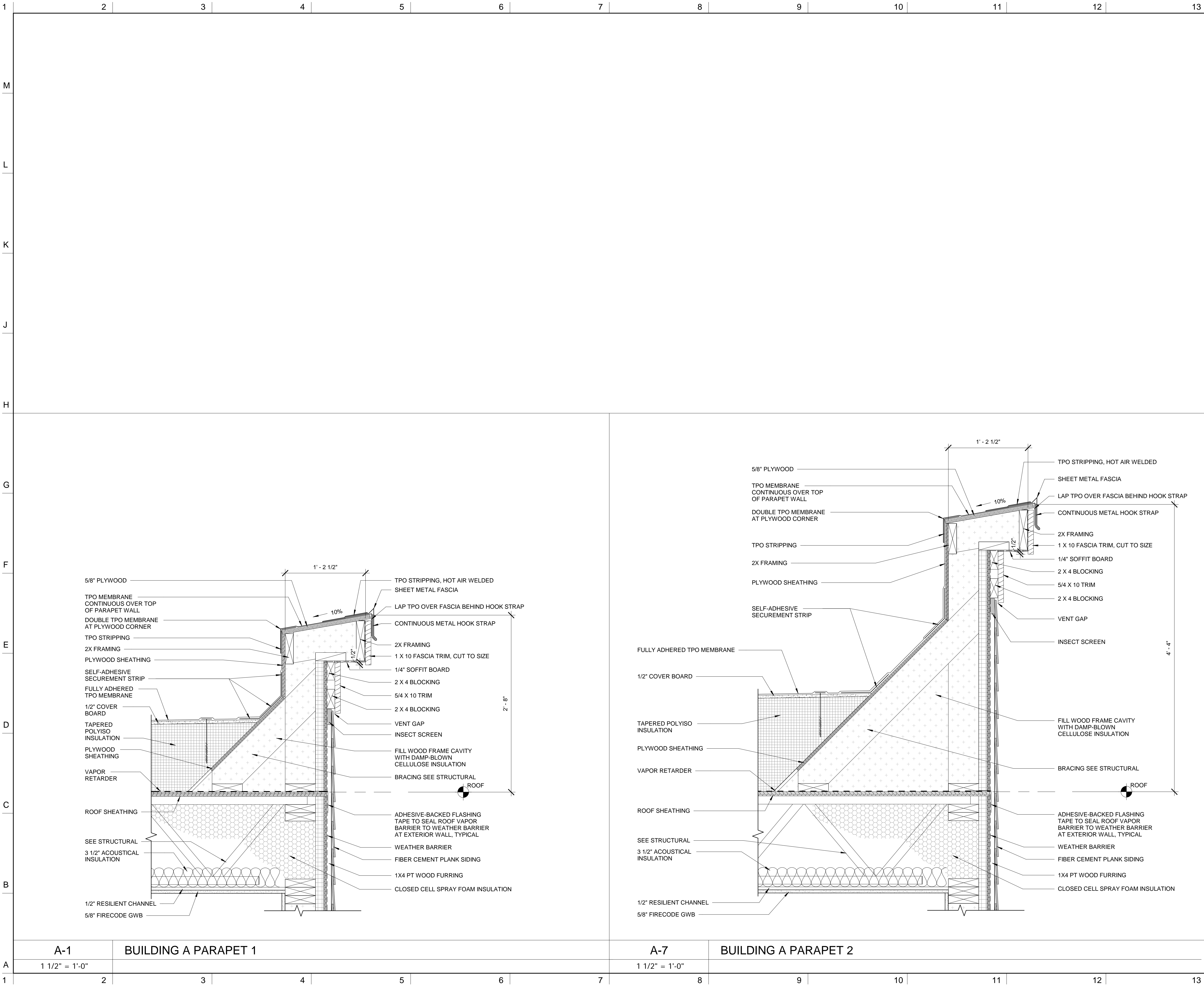
11/2" = 1'-0"

10.31.18

Drawing No.

16045.00


ALL
A505



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Title

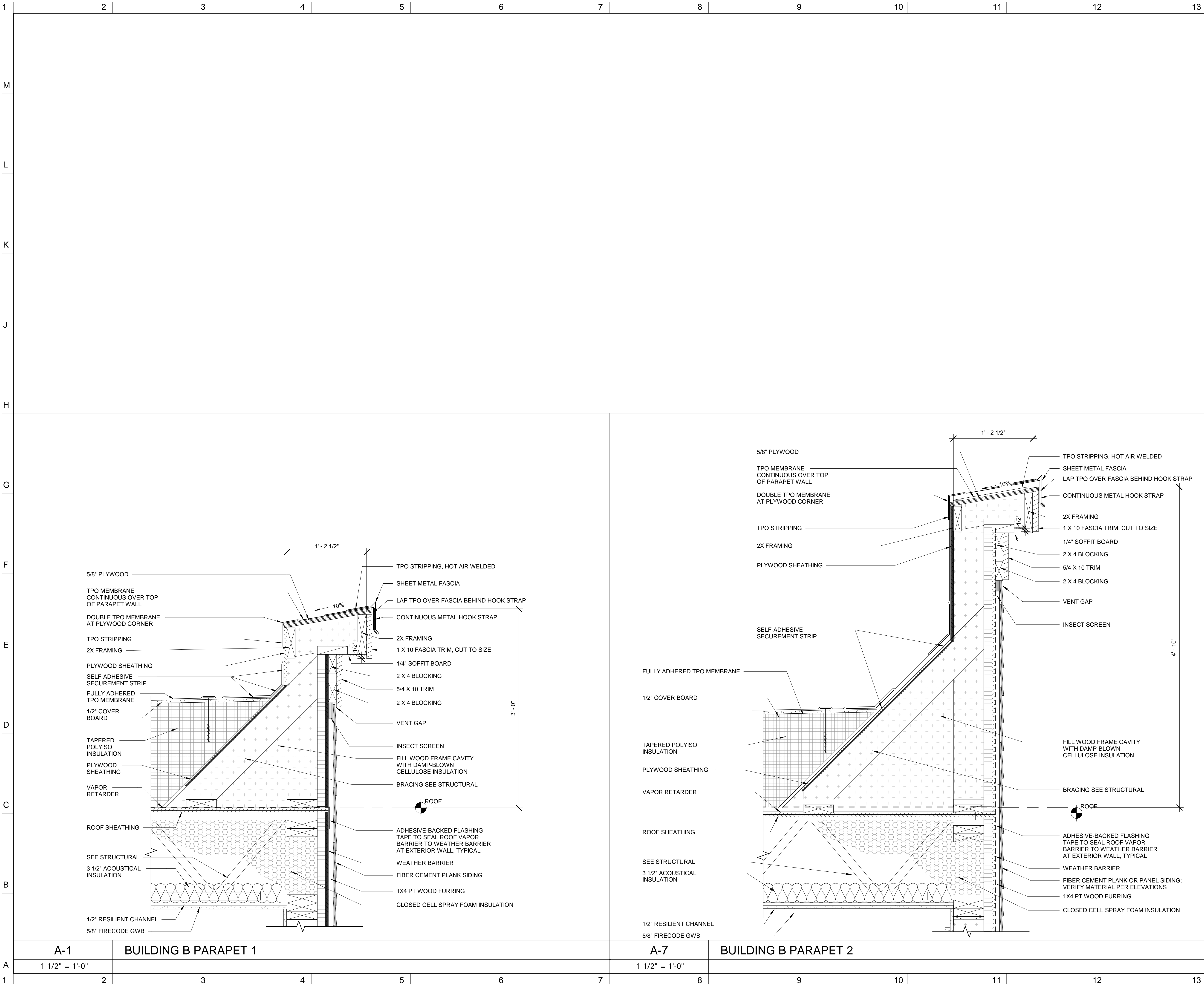
EXTERIOR WALL DETAILS

GENERAL

Designed	Drawing No.
Checked	
Author	
Project No.	16045.00
Scale	1 1/2" = 1'-0"
Date	10.31.18

95% PRICING
SUBMISSION

**ALL
A506**



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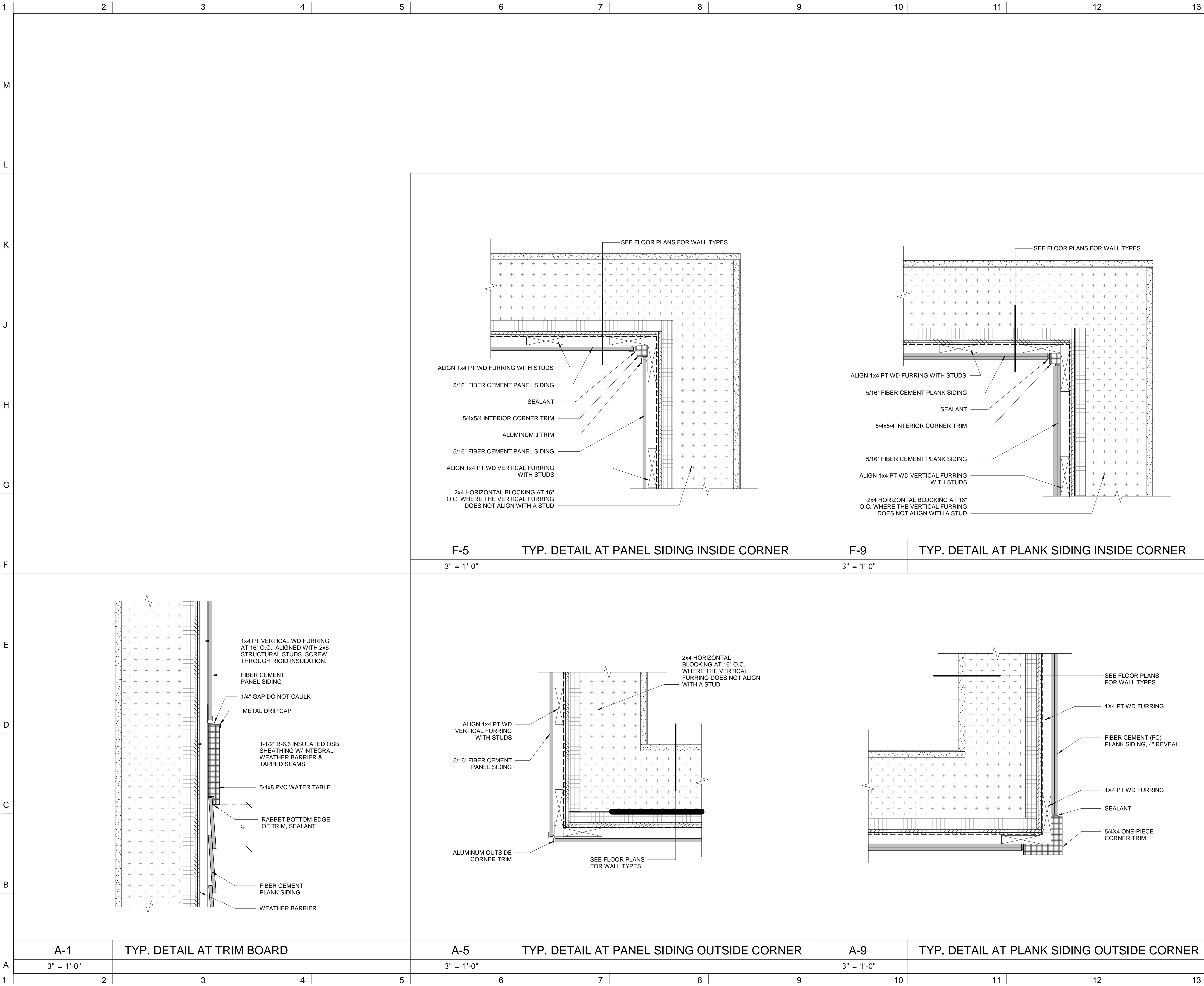
Project
DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title
EXTERIOR WALL DETAILS

GENERAL

Designed	Drawing No.
Designer	
Checked	
Approved	
Project No.	16045.00
Scale	1 1/2" = 1'-0"
Date	10.31.18


A507



NOTES

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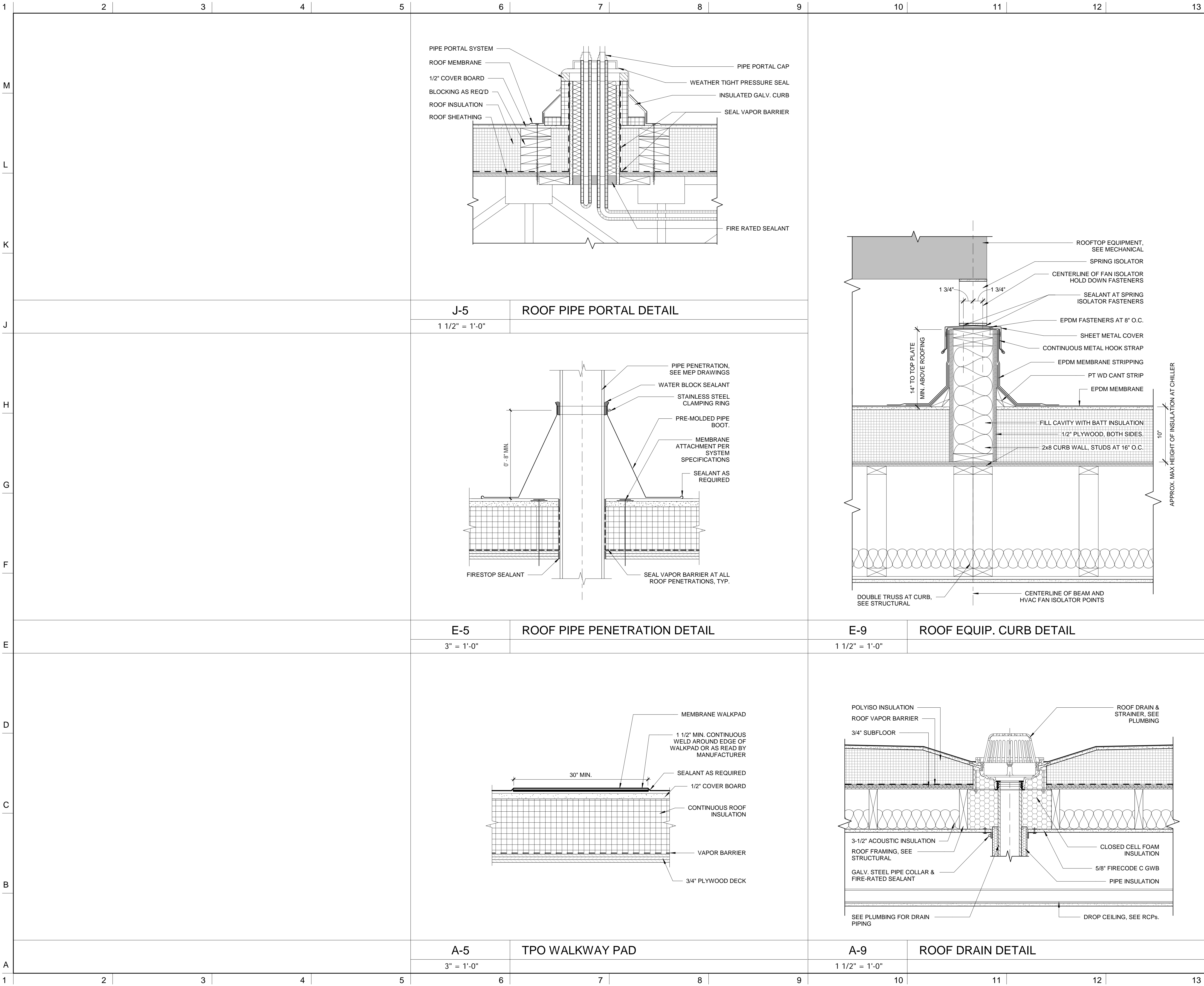
Title
EXTERIOR WALL DETAILS

GENERAL

Designed	Drawing No.
Designer	
Checked	
Author	
Project No.	16045.00
Scale	3" = 1'-0"
Date	10.31.18

A508

95% PRICING
SUBMISSION



NOTES

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Project
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Title
ROOF DETAILS
GENERAL

Designed
Designer

Checked
Author

Project No.
16045.00

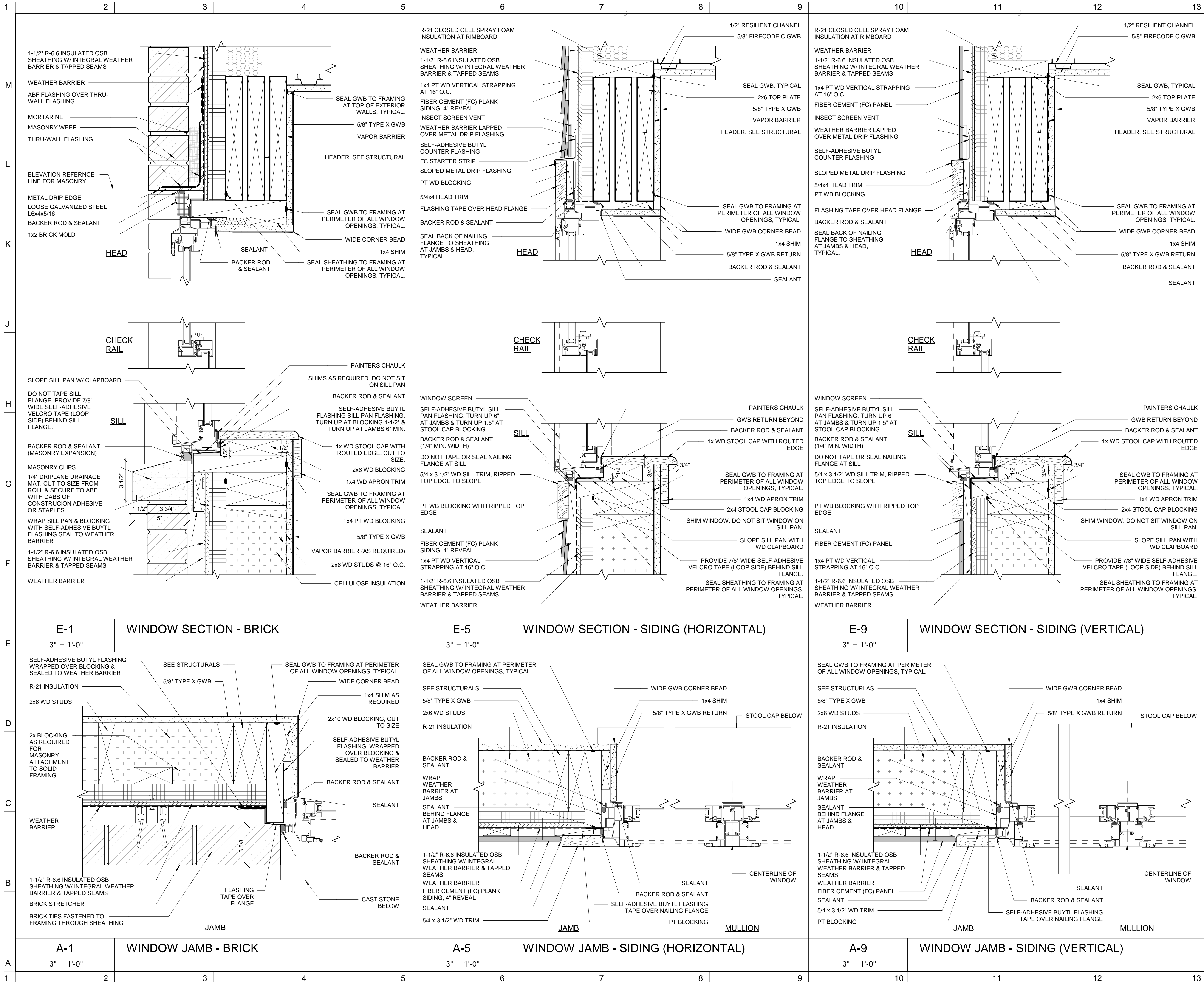
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10.31.18

Drawing No.

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A509



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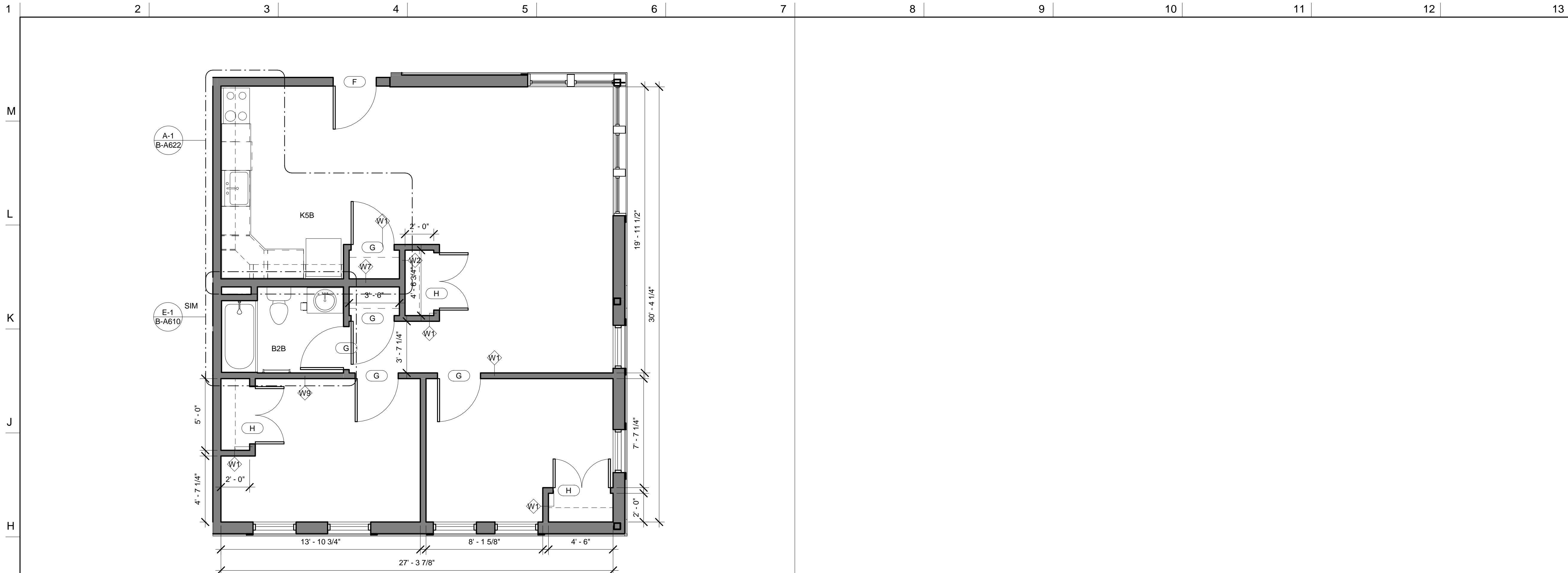
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WINDOW DETAILS

GENERAL

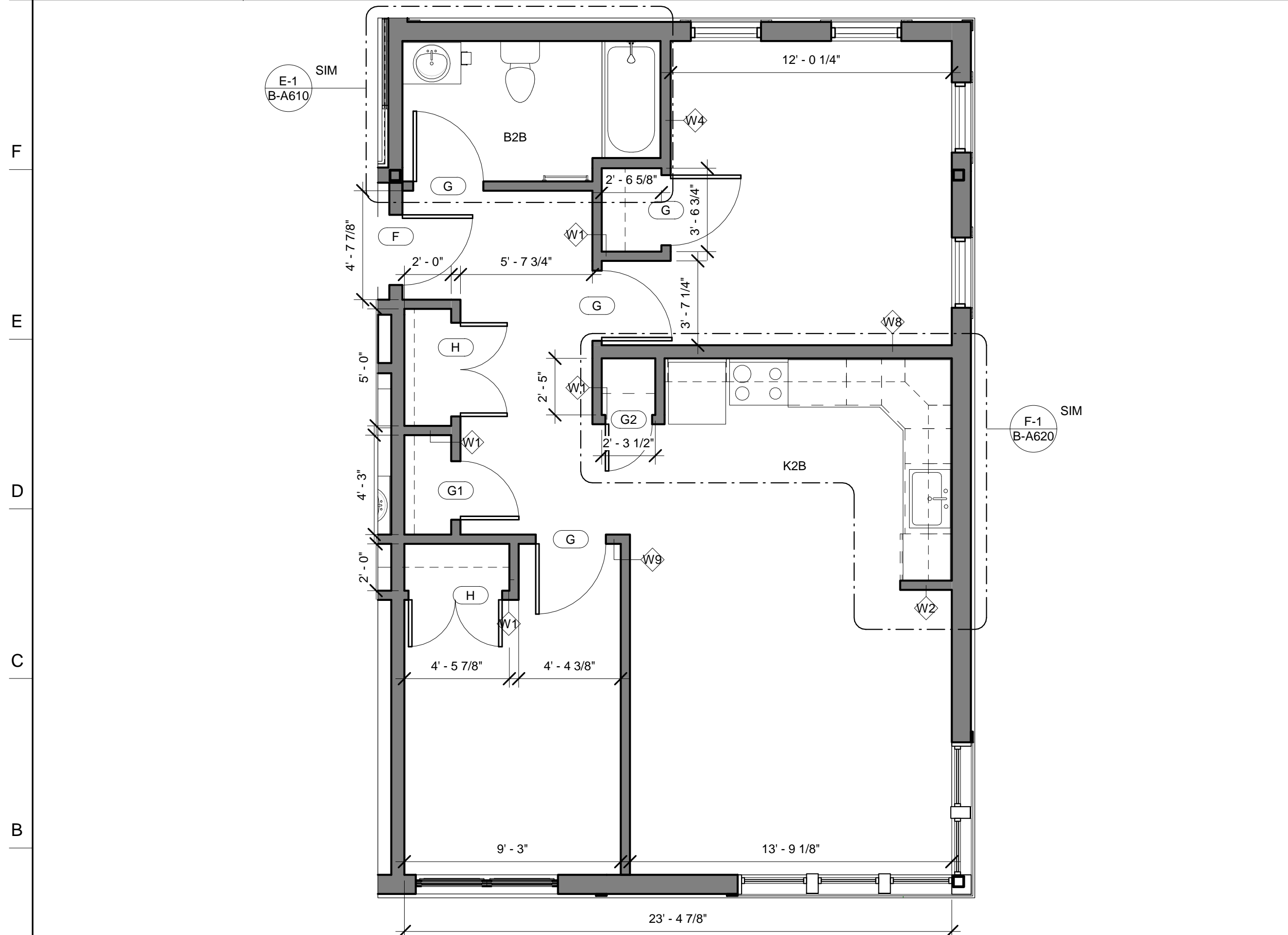
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Project No.	16045.00
Scale	3" = 1'-0"
Date	10.31.18

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SUBMISSION

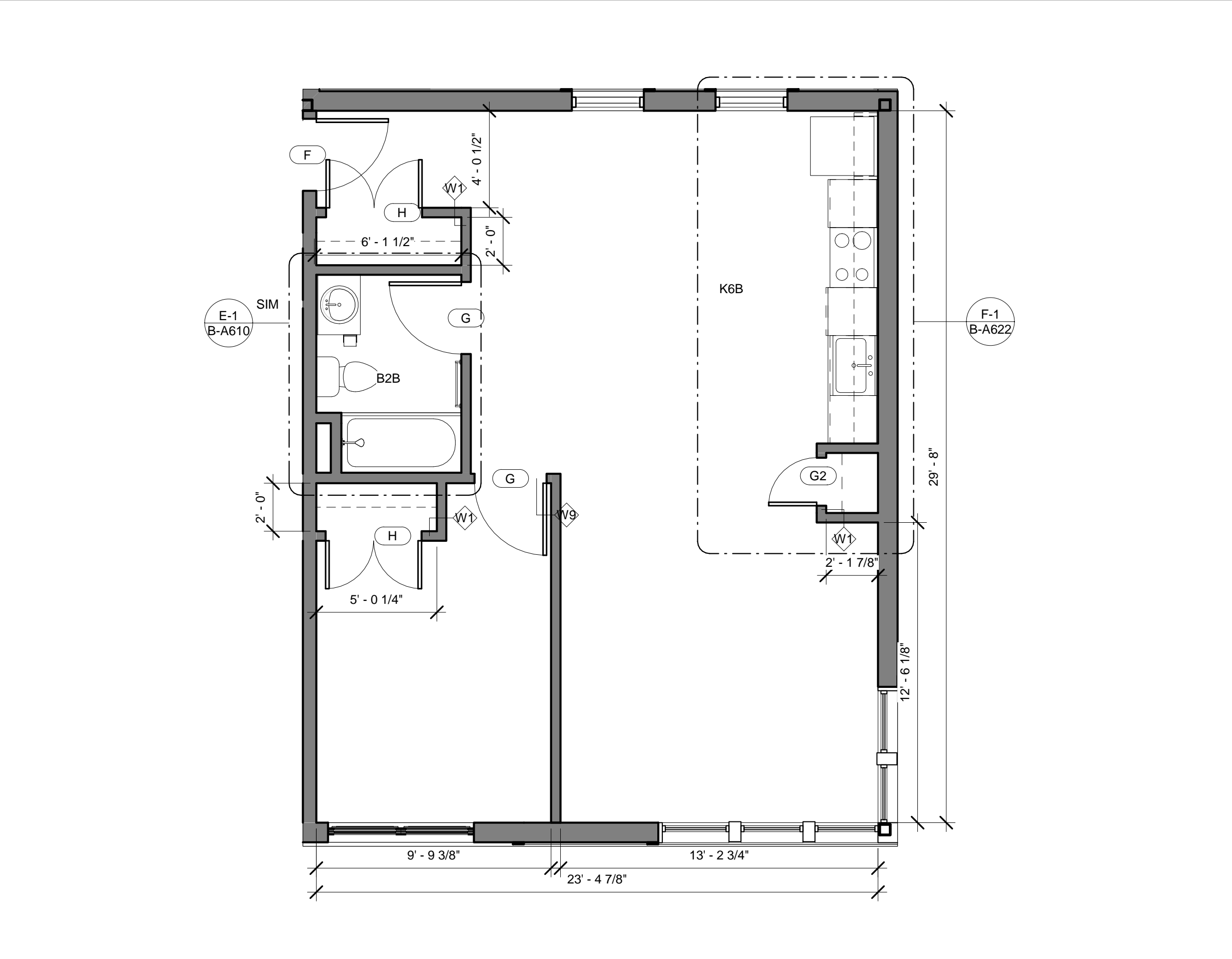
**ALL
A510**



G	$1/4" = 1'-0"$
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A	$1/4" = 1'-0"$
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1/4" = 1'-0"	
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Consultant																
Project																
DOWNING SQUARE 19R PARK AVE, ARLINGTON, MA 02474																
Title																
ENLARGED TYPICAL UNIT PLANS BUILDING B																
<table><tr><td>Designed</td><td rowspan="7">B B-A603</td></tr><tr><td>Designer</td></tr><tr><td>Checked</td></tr><tr><td>Author</td></tr><tr><td>Project No.</td></tr><tr><td>16045.00</td></tr><tr><td>Scale</td></tr><tr><td>1/4" = 1'-0"</td><td></td></tr><tr><td>Date</td><td></td></tr><tr><td>10.31.18</td><td></td></tr></table>			Designed	B B-A603	Designer	Checked	Author	Project No.	16045.00	Scale	1/4" = 1'-0"		Date		10.31.18	
Designed	B B-A603															
Designer																
Checked																
Author																
Project No.																
16045.00																
Scale																
1/4" = 1'-0"																
Date																
10.31.18																

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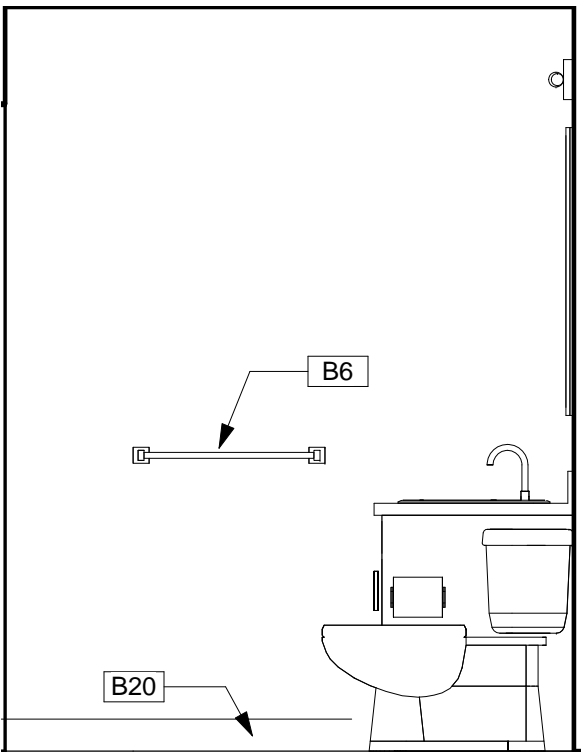
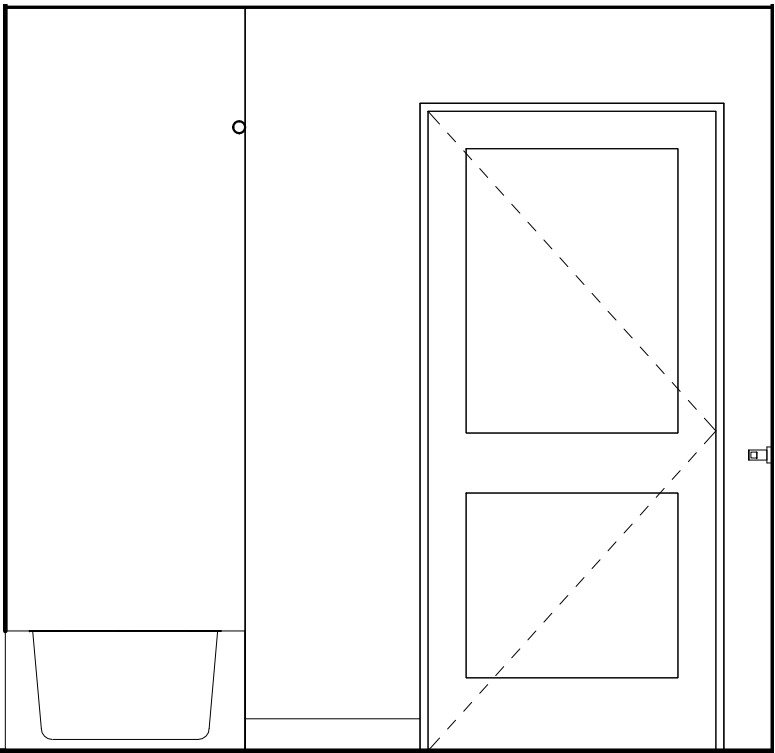
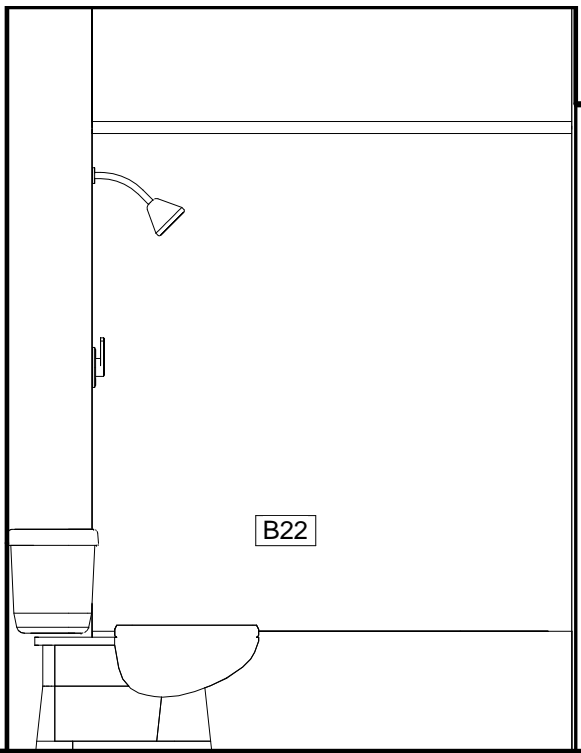
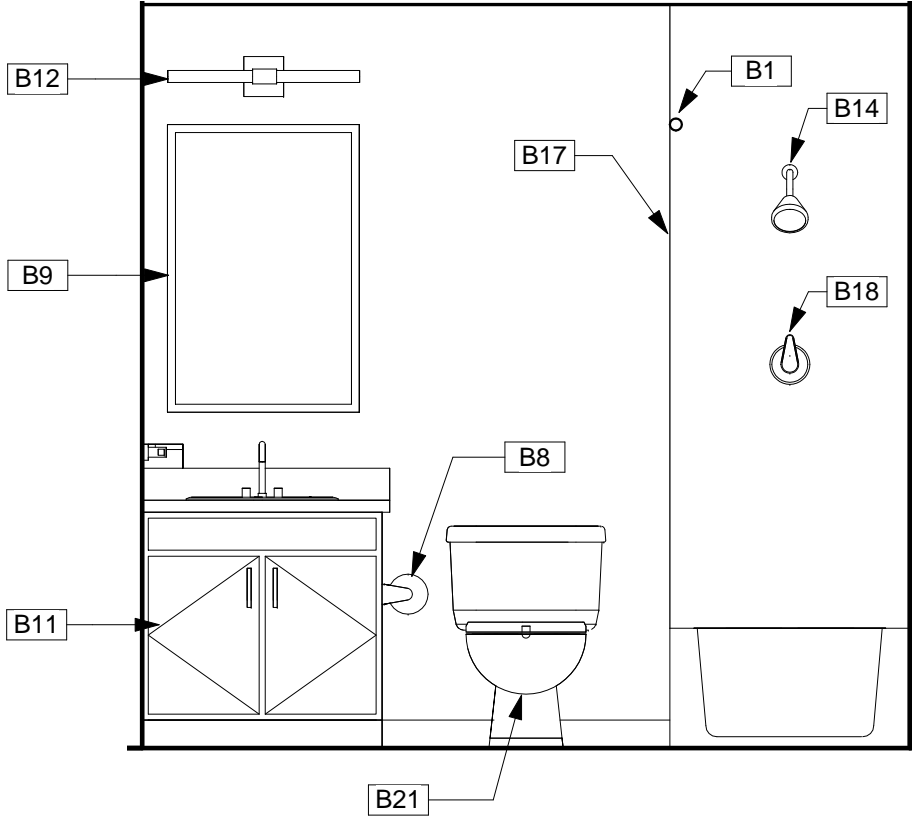
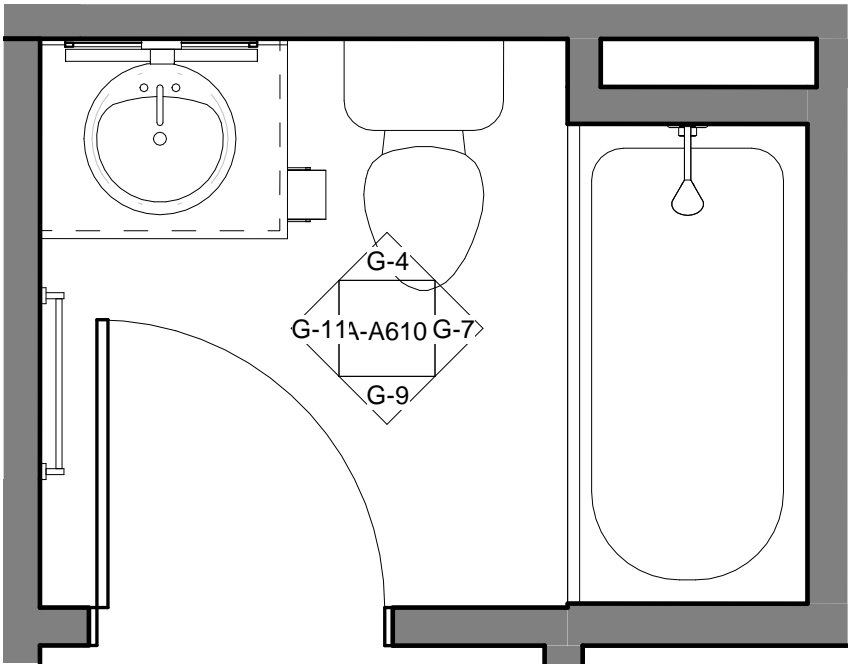
L

K

J

H

G



G-2

TYPICAL UNIT B BATH - BLD A

G-4

BATH B ELEV. A

G-7

BATH B ELEV. B

G-9

BATH B ELEV. C

G-11

BATH B ELEV. D

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

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E

D

C

B

A



A-1

TYPICAL UNIT A BATH - BLD A

A-4

BATH A ELEV. A

A-7

BATH A ELEV. B

A-9

BATH A ELEV. C

A-11

BATH A ELEV. D

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"


1/2" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

BATHROOM KEYNOTES	
KEY	DESCRIPTION
B1	SHOWER CURTAIN ROD, MOUNTED AT 66" A.F.F.
B6	24" TOWEL BAR
B8	TOILET PAPER DISPENSER
B9	RECESSED MEDICINE CABINET WITH MIRROR
B11	VANITY
B12	LIGHT FIXTURE
B14	SHOWER HEAD
B17	SOLID SURFACE TUB SURROUND; PROVIDE BLOCKING (TO 60" A.F.F.) AT ALL SHOWER WALLS
B18	MIXING VALVE
B20	4" PORCELAIN TILE COVE BASE
B21	TOILET

No.	REVISIONS/SUBMISSIONS	Date



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Title
INTERIOR ELEVATIONS - BATHROOM
BUILDING A

Designed	Drawing No.
Designer	A A-A610
Checked	
Project No.	
Scale	
Date	10.31.18




NOTES

DO NOT SCALE DRAWINGS.

KITCHEN KEYNOTES	
KEY	DESCRIPTION
K3	PLAM COUNTERTOP WITH BULLNOSE EDGE, SIDESPLASH AND BACKSPLASH
K5	STAINLESS STEEL WALLSPLASH BEHIND RANGE
K6	STAINLESS STEEL UNDERMOUNT SINGLE BOWL SINK, 4.5" DEEP WITH SINGLE HANDLE LOW FLOW FAUCET, SEPARATE SPRAYER AND DISPOSER
K8	DUCTED RANGE HOOD
K10	REFRIGERATOR
K13	30" RANGE
K14	PROVIDE GWB SOFFIT FLUSH TO FACE OF UPPER CABINET
K16	DISHWASHER
K17	END PANEL TO MATCH CABINETS
K18	PLAM COUNTERTOP AT PARTIAL HEIGHT WALL
K19	PLAM WALL SPLASH

No.	REVISIONS/SUBMISSIONS	Date



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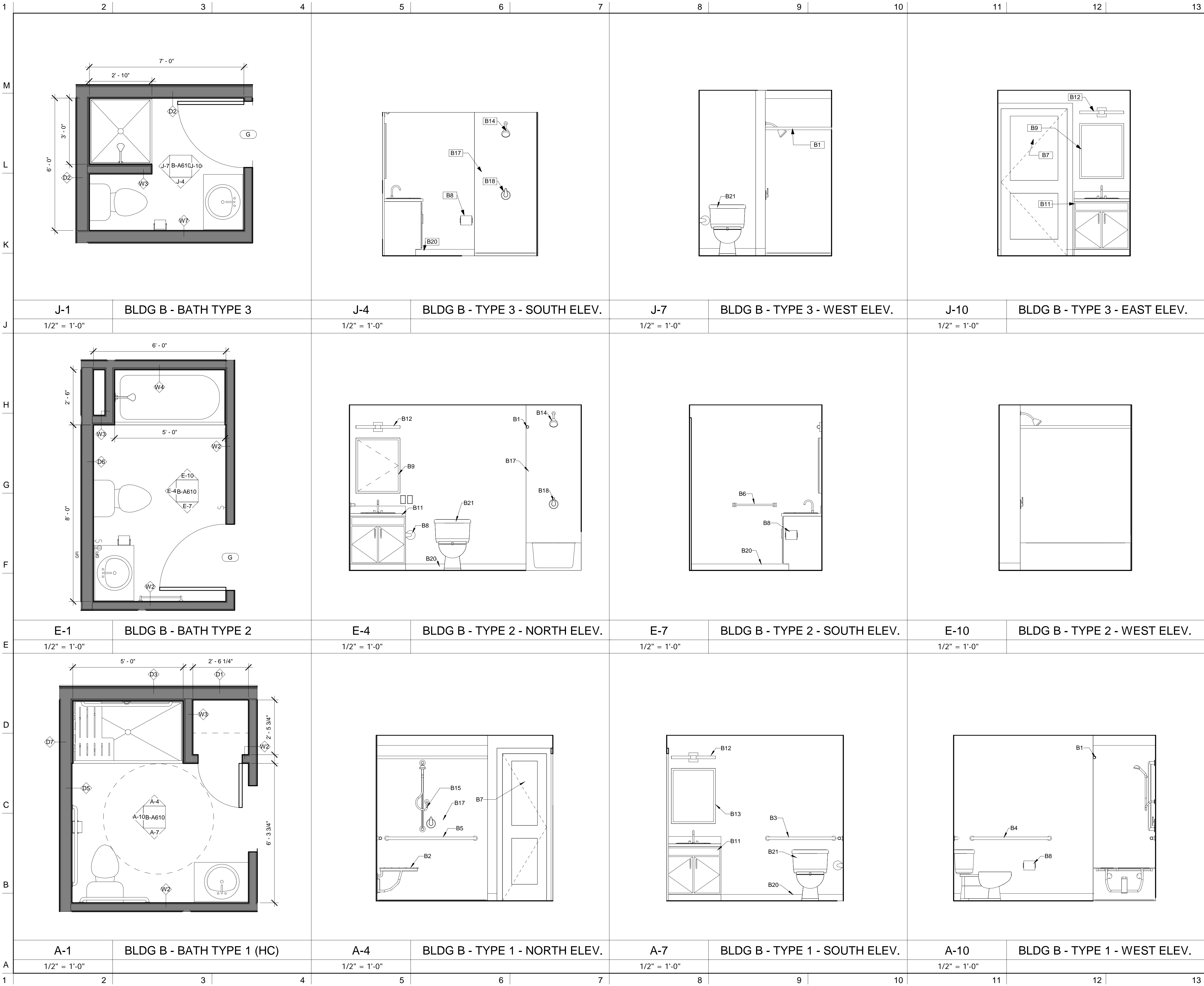
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Title

INTERIOR ELEVATIONS - KITCHEN

BUILDING A

Designed	Drawing No.
Designer	<div><div>95% PRICING</div><div>SUBMISSION</div></div> <div>A A-A620</div>
Author	
Project No.	
Scale	
Date	10.31.18



NOTES

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NUMBERED NOTES

1. THESE NOTES APPLY TO SPECIFIC ELEMENTS IN THE DRAWINGS TO THE LEFT.

BATHROOM KEYNOTES	
KEY	DESCRIPTION
B1	SHOWER CURTAIN ROD, MOUNTED AT 6'6" A.F.F.
B2	HINGED, PADDED ACCESSIBLE SHOWER SEAT
B3	36" GRAB BAR
B4	42" GRAB BAR
B5	48" GRAB BAR
B6	24" TOWEL BAR
B7	ROBE HOOK
B8	TOILET PAPER DISPENSER
B9	RECESSED MEDICINE CABINET WITH MIRROR
B11	VANITY
B12	LIGHT FIXTURE
B13	ADA-COMPLIANT MIRROR
B14	SHOWER HEAD
B15	HANDHELD SHOWER AND MIXING VALVE
B17	SOLID SURFACE TUB SURROUND; PROVIDE BLOCKING (TO 60" A.F.F.) AT ALL SHOWER WALLS
B18	MIXING VALVE
B20	4" PORCELAIN TILE COVE BASE
B21	TOILET

No.	REVISIONS/SUBMISSIONS	Date



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Title
INTERIOR ELEVATIONS - BATH ROOM

BUILDING B

Designed	Drawing No.
Designer	B B-A610
Checked	
Project No.	
Scale	
As Indicated	Date
10.31.18	



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NUMBERED NOTES

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BATHROOM KEYNOTES	
KEY	DESCRIPTION
B6	24" TOWEL BAR
B8	TOILET PAPER DISPENSER
B9	RECESSED MEDICINE CABINET WITH MIRROR
B11	VANITY
B12	LIGHT FIXTURE
B14	SHOWER HEAD
B17	SOLID SURFACE TUB SURROUND; PROVIDE BLOCKING (TO 60" A.F.F.) AT ALL SHOWER WALLS
B18	MIXING VALVE
B20	4" PORCELAIN TILE COVE BASE
B21	TOILET

No.	REVISIONS/SUBMISSIONS	Date

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Project

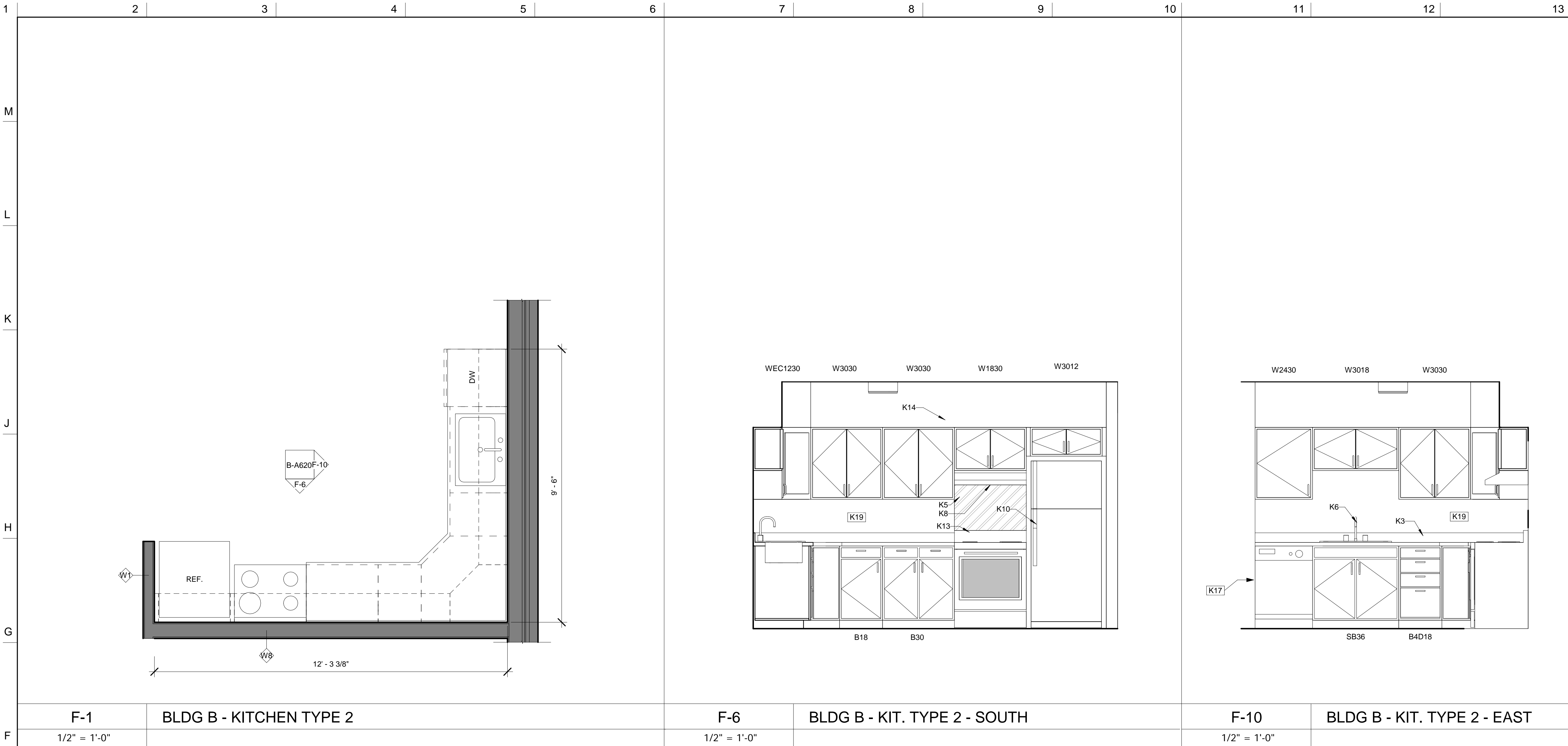
DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title

INTERIOR ELEVATIONS - BATHROOM

BUILDING B

Designed	Drawing No.
Designer	<div><div>B</div><div>B-A611</div></div>
Checked	
Author	
Project No.	
Scale	16045.00
As Indicated	
Date	10.31.18



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NUMBERED NOTES

1. THESE NOTES APPLY TO SPECIFIC ELEMENTS IN THE DRAWINGS TO THE LEFT.

KITCHEN KEYNOTES		
KEY	DESCRIPTION	
K3	PLAM COUNTERTOP WITH BULLNOSE EDGE, SIDESPLASH AND BACKSPLASH	
K5	STAINLESS STEEL WALLSPLASH BEHIND RANGE	
K6	STAINLESS STEEL UNDERMOUNT SINGLE BOWL SINK, 4.5" DEEP WITH SINGLE HANDLE LOW FLOW FAUCET, SEPARATE SPRAYER AND DISPOSER	
K7	30" COOKTOP	
K8	DUCTED RANGE HOOD	
K9	BREADBOARD INSERT	
K10	REFRIGERATOR	
K13	30" RANGE	
K14	PROVIDE GWB SOFFIT FLUSH TO FACE OF UPPER CABINET	
K15	STOVE TOP & RANGE CONTROLS	
K17	END PANEL TO MATCH CABINETS	
K19	PLAM WALL SPLASH	
No.	REVISIONS/SUBMISSIONS	Date



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Project
DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title
INTERIOR ELEVATIONS - KITCHEN

BUILDING B

Designed	Drawing No.
Designer	
Checked	
Author	
Project No.	
16045.00	
Scale	
As Indicated	
Date	
10.31.18	

B

B-A620



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NUMBERED NOTES

1. THESE NOTES APPLY TO SPECIFIC ELEMENTS IN THE DRAWINGS TO THE LEFT.

KTICHEN KEYNOTES	
KEY	DESCRIPTION
K3	PLAM COUNTERTOP WITH BULLNOSE EDGE, SIDESPLASH AND BACKSPLASH
K5	STAINLESS STEEL WALLSPLASH BEHIND RANGE
K6	STAINLESS STEEL UNDERMOUNT SINGLE BOWL SINK, 4.5" DEEP WITH SINGLE HANDLE LOW FLOW FAUCET, SEPARATE SPRAYER AND DISPOSER
K8	DUCTED RANGE HOOD
K10	REFRIGERATOR
K13	30" RANGE
K14	PROVIDE GWB SOFFIT FLUSH TO FACE OF UPPER CABINET
K19	PLAM WALL SPLASH

No.	REVISIONS/SUBMISSIONS	Date



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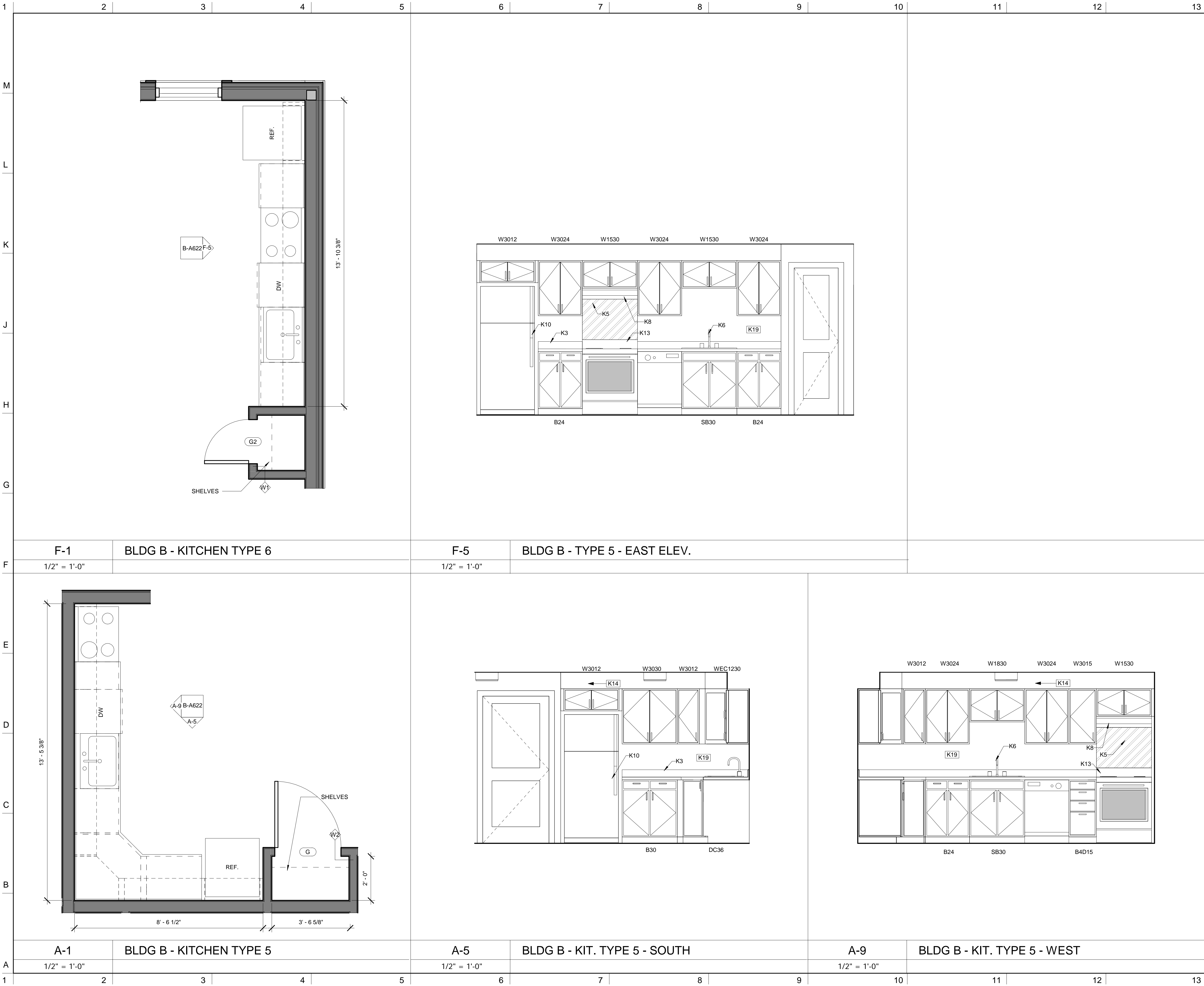
Project
DOWNING SQUARE
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Title
INTERIOR ELEVATIONS - KITCHEN

BUILDING B

Designed	Drawing No.
Designer	
Checked	
Author	
Project No.	
16045.00	
Scale	
As Indicated	
Date	
10.31.18	


B
B-A621



NOTES

- DO NOT SCALE DRAWINGS.
- GENERAL NOTES**
- THESE NOTES APPLY TO EVERYTHING IN THE DRAWINGS TO THE LEFT.
- NUMBERED NOTES**
1. THESE NOTES APPLY TO SPECIFIC ELEMENTS IN THE DRAWINGS TO THE LEFT.

KITCHEN KEYNOTES	
KEY	DESCRIPTION
K3	PLAM COUNTERTOP WITH BULLNOSE EDGE, SIDESPLASH AND BACKSPLASH
K5	STAINLESS STEEL WALLSPLASH BEHIND RANGE
K6	STAINLESS STEEL UNDERMOUNT SINGLE-BOWL SINK, 4.5" DEEP WITH SINGLE HANDLE LOW FLOW FAUCET, SEPARATE SPRAYER AND DISPOSER
K8	DUCTED RANGE HOOD
K10	REFRIGERATOR
K13	30" RANGE
K14	PROVIDE GWB SOFFIT FLUSH TO FACE OF UPPER CABINET
K19	PLAM WALL SPLASH



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Project	
19R PARK AVE, ARLINGTON, MA 02144	
Title	
INTERIOR ELEVATIONS - KITCHEN	
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Designed Designer Checked Author Project No. 16045.00 Scale As Indicated Date 10.31.18	
Drawing No. B B-A622	

DO NOT SCALE DRAWINGS.

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Project

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Designed	Drawing No.
Designer	<div style="font-size: 48px; font-weight: bold; text-align: center;">ALL A630</div>
Checked	
Author	
Project No.	
16045.00	
Scale	
As indicated	
Date	
10.31.18	

OWNING SQUARE	
R PARK AVE, ARLINGTON, MA 02474	
INTERIOR DETAILS	
GENERAL	
Designed	Drawing No.
Designer	
Checked	
Author	
Project No.	
16045.00	
Scale	
As indicated	
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DO NOT SCALE DRAWINGS.																
No.	REVISIONS/SUBMISSIONS	Date														
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GENERAL

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND SHOP DRAWINGS AND SPECIFICATIONS.
- ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
- SHOP DRAWINGS FOR REINFORCING STEEL, INCLUDING ALL ACCESSORIES, STRUCTURAL STEEL, STEEL DECK, ENGINEERED WOOD PRODUCTS AND PRE-FABRICATED WOOD TRUSSES SHALL BE SUBMITTED TO THE ARCHITECT AND A STAMPED ACCEPTANCE RECEIVED BEFORE FABRICATION CAN PROCEED. ERECTION SHALL BE EXECUTED FROM ACCEPTED SHOP DRAWINGS ONLY.
- A COMPLETE CONCRETE PLACEMENT SCHEDULE SHALL BE SUBMITTED TO THE ARCHITECT AND A STAMPED ACCEPTANCE RECEIVED BEFORE ANY CONCRETE PLACEMENT CAN BE MADE.
- UNLESS OTHERWISE NOTED, DETAILS SHOWN ON ANY DRAWING ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
- U.O.N. = UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SHORING AND BRACING FOR THE NEW AND EXISTING BUILDINGS DURING CONSTRUCTION.
- ALL WORK SHALL COMPLY WITH THE MASSACHUSETTS STATE BUILDING CODE, 8TH EDITION.
- NO OPENINGS SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
- NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
- OPENINGS 1'-4" AND LESS ON A SIDE ARE GENERALLY NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SUCH OPENINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
- THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT(S) UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.
- DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT OTHERWISE INDICATED.
- CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL INFORM THE ARCHITECT OF RECORD IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF SUCH DEVIATION BY THE PROFESSIONAL OF RECORD, REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE PROFESSIONAL OF RECORD OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
- WHERE A SECTION/DETAIL IS CUT ON THE PLAN, IT IS ASSUMED TO BE REPRESENTATIVE OF ALL LIKE OR SIMILAR CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.

DESIGN LOADS PER MASSACHUSETTS STATE BUILDING CODE, 8TH EDITION

- ROOFS
GROUND SNOW LOAD, $P_g = 40$ PSF $C_e = 1.0$ $I_s = 1.0$ $C_t = 1.0$
DESIGN (FLAT SNOW) LOAD, $P_f = 30$ PSF + DRIFT LOADS PER CODE

ROOFING: 7 PSF
SUSPENDED SERVICES: 8 PSF
CEILING: 4 PSF
PV ARRAYS: 10 PSF
STRUCTURE: ACTUAL WEIGHT (TAKEN AS 5 PSF)

2. FLOORS

LIVE LOAD:
LIVING AREAS (U.O.N.) 40 PSF + 5 PSF PARTITIONS
CORRIDORS: 80 PSF
LOBBIES, STAIRS, AND FLEXIBLE OPEN PLAN AREAS 100 PSF
MECHANICAL AREAS: 150 PSF

SUSPENDED SERVICES: 5 PSF
CEILING: 4 PSF
1" THICK GYPSUM UNDERLAYMENT: 9 PSF
STRUCTURE: ACTUAL WEIGHT

3. GROUND LEVEL SLABS

LIVE LOADS:
ALL AREAS (U.O.N.) 100 PSF
MECHANICAL ROOMS: 150 PSF

4. WIND LOAD:
BASIC WIND SPEED, V : 127 MPH $I_W = 1.00$ OCCUPANCY CATEGORY = II
EXPOSURE CATEGORY = B
INTERNAL PRESSURE COEFFICIENT, GCF : ± 0.18
COMPONENTS AND CLADDING PRESSURES PER TABLES BELOW:

WALL DESIGN WIND PRESSURE TABLE			
HEIGHT (h) (ABOVE GRADE)	$h \leq 30'$ $30' < h \leq 50'$		
AT FIELD OF WALLS (INTERIOR ZONES)	100'	32 PSF	31 PSF
	200'	31 PSF	30 PSF
	1000'	27 PSF	31 PSF
	5000'	24 PSF	28 PSF
AT END ZONES	100'	39 PSF	45 PSF
	200'	36 PSF	42 PSF
	500'	33 PSF	38 PSF
	1000'	30 PSF	35 PSF
5000'	24 PSF	28 PSF	

NOTES:
1. FOR EFFECTIVE WIND AREAS BETWEEN THOSE GIVEN, VALUE MAY BE INTERPOLATED, OTHERWISE USE THE VALUE ASSOCIATED WITH THE LOWER EFFECTIVE WIND AREA.
2. PRESSURES LISTED ABOVE SHALL BE CONSIDERED TO ACT TOWARDS OR AWAY FROM SURFACES.

DESIGN LOADS (CONTINUED):

ROOF DESIGN WIND PRESSURE TABLE			
HEIGHT (h): (ABOVE GRADE)		$h \leq 30'$	$30' < h \leq 50'$
INTERIOR ZONES	TRIBUTARY AREA (A)	100'	29 PSF
		200'	28 PSF
		500'	27 PSF
		1000'	27 PSF
END ZONES	TRIBUTARY AREA (A)	100'	49 PSF
		200'	44 PSF
		500'	37 PSF
		1000'	32 PSF
CORNER ZONES	TRIBUTARY AREA (A)	100'	73 PSF
		200'	61 PSF
		500'	44 PSF
		1000'	32 PSF
NOTES:			
1. FOR EFFECTIVE WIND AREAS BETWEEN THOSE GIVEN, VALUE MAY BE INTERPOLATED. OTHERWISE USE THE VALUE ASSOCIATED WITH THE LOWER EFFECTIVE WIND AREA.			
2. PRESSURES SHOWN ARE FOR STRUCTURAL ELEMENTS ONLY. FOR ROOF PRESSURES ON ROOF ASSEMBLIES, THE ASSUMED TRIBUTARY AREA MAY NOT EXCEED 10'. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR FURTHER INFORMATION.			

5. SEISMIC LOAD:
 $I_s = 1.00$ $S_s = 0.219$ $S_d = 0.070$ SITE CLASS: C
 $S_{m1} = 0.175$ $S_{m2} = 0.079$
SEISMIC DESIGN CATEGORY = B
BASIC SEISMIC-FORCE RESISTING SYSTEM: BEARING WALL SYSTEM UTILIZING LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE:
 $R = 6.5$, $C_d = 4.0$

STRUCTURAL ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE PER ASCE 7 CH. 12.8
SEISMIC BASE SHEAR, $V = C_s \cdot W$
 $C_s = TBD$ $W = TBD$

6. SOIL LOADS:

A. EQUIVALENT FLUID PRESSURES:
SOIL DENSITY: 130 PCF
ACTIVE: 40 PCF
AT-REST: 65 PCF
PASSIVE: 300 PCF
B. FRICTION COEFFICIENT: 0.5
C. ALLOWABLE SLOPE: 1H:1V

7. SPECIAL LOADING:
(a) GUARDRAILS / HANDRAILS:
200 POUND CONCENTRATED LOAD, OR:
(b) GUARDRAILS / HANDRAILS:
50 PLF HORIZONTAL
(c) ELEVATORS:
WEIGHT OF MACHINERY AND MOVING LOADS SHALL BE DOUBLED FOR IMPACT
(d) SURCHARGE LOAD: 100 PSF

CONCRETE

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. EXCEPT FOR LEAN CONCRETE UNDER THE ELEVATOR MAT SLAB WHICH SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI AT 28 DAYS (AS NEEDED).
1A. ALL CONCRETE SHALL BE NORMAL WEIGHT (145 PCF) EXCEPT FOR THE SLAB ON STEEL DECK WHICH SHALL BE LIGHT-WEIGHT (115 PCF).
- ALL REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60 (DEFORMED), EXCEPT ASTM A706 WHERE WELDED.
- LAP ALL CONTINUOUS BARS IN ACCORDANCE WITH THE "DEVELOPMENT LENGTH AND SPLICE TABLE".
- ALL WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM A185. LAP 2 SQUARES AT ALL JOINTS AND THE @ 1'-0" ON CENTER.
- CLEAR CONCRETE PROTECTION FOR REINFORCING (UNLESS OTHERWISE NOTED):
A. FOOTINGS: 3"
B. FOUNDATION WALLS: 2"
C. SLAB-ON-GRADE: 1/4" THE SLAB THICKNESS FROM THE TOP
D. PIERS AND PLASTERS: 2" TO TIES
E. BEAMS AND COLUMNS: 2" EXTERIOR / 1 1/2" INTERIOR
F. INTERIOR AND ABOVE GRADE WALLS: 3/4"
G. FRAMED SLABS: 3/4" FROM TOP, 2" FROM BOTTOM
H. SLABS ON STEEL DECK: 1" FROM TOP
- NO BARS SHALL BE CUT OR OMITTED IN THE FIELD BECAUSE OF SLEEVES, DUCT OPENINGS OR RECESSES. BARS MAY BE MOVED ASIDE WITHOUT CHANGE IN LEVEL WITH THE APPROVAL OF THE ARCHITECT.
- NO PIPES SHALL PASS THROUGH CONCRETE WITHOUT THE PERMISSION OF THE ARCHITECT. STEEL PIPE SLEEVES SHALL BE PROVIDED AND SPACED A MINIMUM OF THREE PIPE DIAMETERS APART.
- ALL CONDUIT SHALL RUN ABOVE BOTTOM REINFORCING, BELOW TOP REINFORCING, AND INSIDE BEAM STIRRUPS AND WALL REINFORCING. LINES OF CONDUIT SHALL BE SPACED NOT CLOSER THAN THREE CONDUIT DIAMETERS ON CENTER. MAXIMUM SIZE OF CONDUIT IN SLAB SHALL BE EQUAL TO 1/3 OF THE SLAB OR WALL THICKNESS. ALUMINUM CONDUIT IS NOT PERMITTED.
- ALL KEYS SHALL BE 2" BY 4" WITH BEVELED SIDES (UNLESS OTHERWISE NOTED).
- HORIZONTAL CONSTRUCTION JOINTS SHALL BE AS INDICATED ON THE DRAWINGS. VERTICAL CONSTRUCTION JOINTS SHALL BE APPROVED BY THE ARCHITECT. ALL CONSTRUCTION JOINTS SHALL BE FORMED WITH A STANDARD KEY AND ALL REINFORCING EXTENDED IN ACCORDANCE WITH THE "DEVELOPMENT LENGTH AND SPLICE TABLE".
- THE CONTRACTOR SHALL SUBMIT DRAWINGS SHOWING THE COMPLETE LAYOUTS OF ALL CONTROL JOINTS, CONSTRUCTION JOINTS, AND ISOLATION JOINTS FOR SLAB-ON-GRADE, CONCRETE PLACEMENT SHALL NOT PROCEED UNTIL THESE DRAWINGS HAVE BEEN REVIEWED BY THE ARCHITECT.
- DETAILS NOT SHOWN ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL 315.
- SAMPLES FOR STRENGTH TESTS OF EACH CLASS OF CONCRETE PLACED EACH DAY SHALL BE TAKEN NOT LESS THAN ONCE A DAY, NOR LESS THAN ONCE FOR EACH 150 CUBIC YARDS OF CONCRETE, NOR LESS THAN ONCE FOR EACH 5000 SQUARE FEET OF SURFACE AREA FOR SLABS AND WALLS.
- REFER TO SPECIFICATION SECTION 033000 FOR ADDITIONAL INFORMATION.

WOOD

- ALL STRUCTURAL LUMBER AND THEIR CONNECTIONS SHALL CONFORM TO THE LATEST EDITION OF THE NFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND SUPPLEMENT "DESIGN VALUES FOR WOOD CONSTRUCTION."
- ALL WOOD FRAMING EXPOSED TO WEATHER SHALL BE PRESERVATIVE PRESSURE TREATED SOUTHERN PINE NO. 2 OR BETTER, OR WOLMANIZED PSL.
- ALL SILLS IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE PRESSURE TREATED SOUTHERN PINE NO. 2 OR BETTER.
- ALL STRUCTURAL WOOD FRAMING (JOISTS, RAFTERS, STUDS AND UNTELS) SHALL BE SPRUCE-PINE-FIR NO.1NO. 2 OR BETTER WITH $P_n = 875$ PSI, $F_v = 1,400$ PSI, TOP PLATES AND SILL PLATES OF ALL STRUCTURAL WALLS SHALL BE SOUTHERN PINE NO. 2 OR BETTER.
- PROVIDE DOUBLE TACK STUDS (MINIMUM) UNDER ALL HEADERS, OR BUILT UP BEAMS UNLESS OTHERWISE NOTED. SUCH STUDS SHALL CONTINUE FROM THE POINT OF LOAD APPLICATION TO THE FOUNDATION.
- ALL FLUSH (SIDE-MOUNTED) CONNECTIONS SHALL HAVE BEAM, JOIST OR TRUSS HANGERS CAPABLE OF SUPPORTING THE MAXIMUM REACTION OF THE MEMBER.
- ALL POST TO BEAM CONNECTIONS SHALL HAVE A METAL POST CAP, BY "SIMPSON," OR ACCEPTED EQUAL, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS SHALL CONFORM TO THE CURRENT EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AND THE CONTRACT DOCUMENTS.
- ALL STRUCTURAL LUMBER SHALL BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S "CONSTRUCTION MANUAL."
- ALL STRUCTURAL LAMINATED STRAND LUMBER (L.S.L.), LAMINATED VENEER LUMBER (L.V.L.) AND PARALLEL STRAND LUMBER (P.S.L.) SHALL CONFORM TO THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD" AND SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

L.S.L.	L.V.L.	PSL (BEAMS)	PSL (COLUMNS)
$P_n = 2,325$ PSI $F_v = 310$ PSI $E = 1,550,000$ PSI	$P_n = 2,600$ PSI $F_v = 265$ PSI $E = 2,000,000$ PSI	$P_n = 2,800$ PSI $F_v = 280$ PSI $E = 2,000,000$ PSI	$P_n = 2,400$ PSI, $F_v = 2,000$ PSI $F_v = 180$ PSI $E = 1,800,000$ PSI
- ALL PERFORMANCE RATED JOISTS (PRJs) SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH APA/EWS STANDARDS AND ESR-1405. JOISTS SHALL HAVE THE MINIMUM PROPERTIES DEFINED ON THE SCHEDULE (SEE TYPICAL DETAILS). SEE SPECIFICATION FOR MORE INFORMATION.
- ALL STEEL HARDWARE SHALL BE HOT-DIPPED GALVANIZED. PROVIDE AND INSTALL STAMPED AND FABRICATED STEEL OF THE TYPE INDICATED AS REQUIRED IN THE CONSTRUCTION DOCUMENTS OR CONNECTION SHOP DRAWINGS. NAILS SHALL BE THOSE FURNISHED BY THE MANUFACTURER FOR THE SPECIFIC USE. NAILS SHALL BE FULLY DRIVEN IN ALL HOLES IN THE HANGER OR ANCHOR, "TECO" OR "SIMPSON" HANGERS, CONFORMING TO THE REQUIREMENTS INDICATED, SHALL BE PROVIDED. ALL TRUSS, T-J AND L-V LPSL HARDWARE SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER.
- ALL FASTENING SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE PER THE MASSACHUSETTS STATE BUILDING CODE.
- STRUCTURAL WOOD MEMBERS SHALL NOT BE CUT, NOTCHED OR PIERCED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THE MASSACHUSETTS STATE BUILDING CODE.
- ALL TOP-MOUNTED JOISTS SHALL HAVE A MINIMUM BEARING OF 1'-3/4" AT JOIST ENDS, 3'-1/2" AT INTERMEDIATE SUPPORTS.
- APA RATED ROOF AND FLOOR SHEATHING SHALL BE 5/8" PLYWOOD ONLY AND NAILED WITH 16d NAILS @ 6" O.C. ALONG DIAPHRAGM BOUNDARIES AND AT ALL SUPPORTED EDGES. PROVIDE 16d NAILS @ 12" O.C. AT ALL INTERMEDIATE SUPPORTS. SEE S-508 FOR DETAIL.
- PLYWOOD SHEATHING AT ROOF AND WALLS SHALL SPAN PERPENDICULAR TO ROOF TRUSSES OR WALL STUDS, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALL SHEATHING AND INTERIOR WALL SHEATHING SHALL BE APA RATED STRUCTURAL 1/2" PLYWOOD WALL SHEATHING WITH A MINIMUM THICKNESS OF 7/8"; SEE PLAN NOTES FOR NAILING PATTERN.
- PROVIDE 2X BLOCKING AT ALL UNSUPPORTED PLYWOOD EDGES AT SHEAR WALL SHEATHING.
- UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL STUD WALLS SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVERLAPPING CORNERS AND WALL INTERSECTIONS. TOP PLATES SHALL BE OFFSET NOT LESS THAN 48 INCHES.
- ALL WALLS REQUIRING PLYWOOD SHEATHING SHALL BE CONSTRUCTED WITH THE SHEATHING PROPERLY FASTENED TO THE WALL STUDS. SOLID PLATE AND TOP PLATES IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE. ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER STUDS AND ALL HORIZONTAL JOINTS SHALL OCCUR OVER BLOCKING AT LEAST EQUAL IN SIZE TO THE STUDS.
- ALL STRUCTURAL CONSTRUCTION COMPONENTS ARE DESIGNATED ON THE BASIS OF A PERFORMANCE SPECIFICATION TO BE DESIGNED BY THE CONTRACTOR'S OR SUBCONTRACTOR'S REGISTERED PROFESSIONAL ENGINEER. THE DESIGN OF THESE STRUCTURAL ELEMENTS OR SYSTEMS WILL BE REVIEWED BY THE SER:
 - WOOD STAIRS, LANDINGS, HANDRAILS AND GUARDRAILS

POST-INSTALLED ANCHORS

- EXCEPT WHERE INDICATED ON THE DRAWINGS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES AS PROVIDED BY HILTI, INC. CONTACT HILTI AT (800) 878-8066 FOR PRODUCT RELATED QUESTIONS.

A.	B.	C.	D.
WHERE PLANS, SECTIONS, OR DETAILS REQUIRE ANCHORAGE TO CONCRETE WITH ADHESIVE ANCHORS. USE THE HILTI HIT-HY 200 SAFE SET SYSTEM WITH HILTI HOLLOW DRILL BIT (TE-CD OR TE-YD) WITH HASE-3 THREADED RODS (SEE NOTE #2 BELOW) PER ICC ESR-3187, OR APPROVED EQUAL.	WHERE PLANS, SECTIONS, OR DETAILS REQUIRE ANCHORAGE TO SOLID GROUTED MASONRY WITH ADHESIVE ANCHORS. USE THE HILTI HIT-HY 70 HYBRID ADHESIVE FOR MASONRY WITH HILTI HOLLOW DRILL BIT (TE-CD OR TE-YD) WITH HASE-3 THREADED RODS (SEE NOTE #2 BELOW) PER ICC ESR-2682, OR APPROVED EQUAL.	WHERE PLANS, SECTION, OR DETAILS REQUIRE ANCHORAGE TO CONCRETE OR SOLID GROUTED MASONRY WITH MECHANICAL OR EXPANSION ANCHORS. USE HILTI KWIK BOLT-3 EXPANSION ANCHORS PER ICC ESR-1385.	WHERE PLANS, SECTIONS, OR DETAILS REQUIRE NEW STEEL REINFORCING BARS TO BE ANCHORED TO CONCRETE, USE THE HILTI HIT-HY 200 SAFE SET SYSTEM WITH HILTI HOLLOW DRILL BIT (TE-CD OR TE-YD) WITH CONTINUOUSLY DEFORMED REBAR PER ICC ESR-3187.
- UNLESS OTHERWISE NOTED, THREADED ROD ANCHORS SHALL CONFORM TO HAS-E STANDARD IS 988 CLASS 5.8.
- ANCHOR CAPACITY USED IN DESIGN SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED BY HILTI OR SUCH OTHER METHOD AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIBLE AND UNDERSTANDABLE INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE AND INSTALLATION TEMPERATURE.
- INSTALL ANCHORS PER THE MANUFACTURER INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING.
- OVERHEAD ADHESIVE ANCHORS MUST BE INSTALLED USING THE HILTI PROFIT SYSTEM.
- THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.
- ANCHOR CAPACITY IS DEPENDANT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.
- EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. NO EXISTING BARS MAY BE CUT OR REMOVED TO INSTALL ANCHORS. CONTRACTOR MAY RELOCATE ANCHORS TO AVOID EXISTING REINFORCEMENT PROVIDED MINIMUM SPACING AND EDGE CLEARANCE DISTANCES ARE MAINTAINED.

STRUCTURAL STEEL

- ALL STRUCTURAL STEEL MATERIALS, WORKMANSHIP, AND DETAILS SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN" AND AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES". STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

STRUCTURAL STEEL W-SHAPES.....	ASTM A992 (GRADE 50)
STRUCTURAL STEEL TUBES.....	ASTM A500, GRADE C (Fy=50 KSI)
STRUCTURAL STEEL PIPES.....	ASTM A500, GRADE C (Fy=48 KSI)
STRUCTURAL STEEL CHANNELS & ANGLES.....	ASTM A36, U.N.C.
STRUCTURAL STEEL PLATES.....	ASTM A572, GRADE 50, U.N.C.
- ALL SHOP CONNECTIONS SHALL BE WELDED TO CONFORM TO "STRUCTURAL WELDING CODE" AWS D1.1, LATEST EDITION, OF THE AMERICAN WELDING SOCIETY, E70 SERIES. SHOP CONNECTIONS MAY BE HIGH STRENGTH BOLTED TO CONFORM TO SPECIFICATION ASTM A325.
- ALL FIELD CONNECTIONS SHALL BE HIGH STRENGTH BOLTED TO CONFORM TO ASTM A325-N, UNLESS OTHERWISE NOTED. WHERE WELDING IS SPECIFIED, WELDING PER NOTE #2 ABOVE SHALL APPLY.
- PROVIDE 3/8" THICK MINIMUM STIFFENER PLATES AT ALL BEAMS OVER COLUMNS AND AT ALL COLUMNS OVER BEAMS.
- ALL STRUCTURAL STEEL BEAMS AND COLUMNS SHALL BE UNPRIMED, UNLESS OTHERWISE ON NOTED ON PLAN OR IN SPECIFICATIONS.
- PROVIDE 1/4" INCH THICK LEVELING PLATE AND 3/4"(s) OF NON-SHRINK GROUT UNDER ALL COLUMN BASE PLATES SUPPORTED ON CONCRETE OR CMU. LEVELING PLATES SHALL BE SET AND GROUTED SOLID BEFORE ERECTION OF COLUMN.
- ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 36 OR 55, UNLESS OTHERWISE NOTED. EMBEDMENT INTO CONCRETE SHALL BE 12" TERMINATED WITH HEAVY HEX NUT, U.O.N.
- ALL "SIMPLY SUPPORTED" CONNECTIONS SHALL CONFORM TO THE TYPICAL DETAILS GIVEN ON THE PROCEEDING TYPICAL DETAIL SHEETS AND SHALL BE DESIGNED BY THE STEEL FABRICATOR TO SUPPORT THE MINIMUM LOADS GIVEN ON THE "TYPICAL BEAM TO SINGLE PLATE CONNECTION" DETAIL UNLESS LARGER LOADS ARE INDICATED ON THE PLANS. PROVIDE CONNECTION DESIGN CALCULATIONS AT THESE CONDITIONS.
- ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS. ALL CERTIFICATIONS MUST BE CURRENT (i.e. WITHIN 12 MONTHS OF PERFORMANCE OF WELDING).
- SHORT SLOTTED HORIZONTAL HOLES IN WEB OF BEAM FOR BOLTED CONNECTIONS ARE PERMISSIBLE.
- PROVIDE A MINIMUM OF 1/4" FILLET WELDS (ALL AROUND) AT WELDED CONNECTIONS, UNLESS OTHERWISE NOTED.
- ALL EXPOSED STRUCTURAL STEEL AND THE ASSOCIATED CONNECTIONS, INCLUDING DUNNAGE, SCREEN SUPPORTS AND RELIEVING ANGLES SHALL BE HOT-DIPPED GALVANIZED. REFER TO ARCH. DWGS. FOR COLOR GALVANIZING REQUIREMENTS.
- REFER TO SPECIFICATION SECTION 051200 FOR ADDITIONAL INFORMATION.

FOUNDATIONS AND SUBGRADE PREPARATION

- WHERE SHOWN ON THE DRAWINGS, FOUNDATIONS SHALL BEAR DIRECTLY ON THE NATURAL SAND AND GRAVEL OR SILTY SAND, OR ON COMPACTED STRUCTURAL FILL EXTENDING DOWN TO THE NATURAL SAND AND GRAVEL, OR SILTY SAND, OR ON A MINIMUM 1'-6" THICK LAYER OF COMPACTED STRUCTURAL FILL WHEN THE FILL EXTENDS TO DEPTHS GREATER THAN 5'-0" BELOW THE PROPOSED FOUNDATION BEARING ELEVATION.
- THE ESTIMATED ELEVATION OF THE BOTTOM OF EACH FOOTING IS INDICATED THUS [D-0']. THE BOTTOM OF EACH EXTERIOR FOOTING SHALL BE A MINIMUM OF 4'-0" BELOW ADJACENT FINISHED GRADE.
- NO BACKFILL SHALL BE PLACED AGAINST FOUNDATION WALLS RETAINING EARTH UNLESS WALLS ARE SUFFICIENTLY BRACED TO PREVENT MOVEMENT OR STRUCTURAL DAMAGE AND THE SLAB-ON-GRADE IS IN PLACE.
- FOR TYPICAL SLAB-ON-GRADE CONSTRUCTION A HEAVY DUTY VAPOR BARRIER PLACED BELOW THE FLOOR SLAB BASE COURSE, CONSISTING OF GRIFFOLYN TYPE 655 HIGH PERFORMANCE, HIGH DENSITY POLYETHYLENE OR APPROVED EQUAL (WITH JOINTS LAPPED A MINIMUM OF 12 INCHES) OVER AT LEAST 2'-0" OF COMPACTED STRUCTURAL FILL.
- SLAB-ON-GRADE SHALL NOT BEAR DIRECTLY ON BEDROCK, BOULDERS, OR COBBLES. PROTRUDING BEDROCK, BOULDERS, OR COBBLES SHALL BE EXCAVATED.
- THE EXTERIOR FOUNDATION WALLS SHALL INCLUDE A PREFABRICATED DRAINAGE PRODUCT SUCH AS MIRDRAIN 6000 INSTALLED DIRECTLY AGAINST THE EXTERIOR FACE OF THE WALL ALONG WITH A BUTYMASTIC DAM PROOFING (SEE ARCH).
- FOR CONSTRUCTION UNDER WINTER CONDITIONS, FOUNDATION AND FLOOR SLABS SHALL BE PROTECTED FROM FREEZING TEMPERATURES UNTIL THE BUILDING IS ENCLOSED AND HEATED.
- THE DESIGN AND EXECUTION OF ALL TEMPORARY EARTH RETENTION SYSTEMS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- NO CONCRETE SHALL BE PLACED IN WATER, ICE, FROST, OR ON FROZEN SUBGRADE MATERIAL. PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PREVENT FROST FROM PENETRATING ANY FOOTING OR SUBGRADE MATERIAL (BEFORE AND AFTER CONCRETE PLACEMENT) UNTIL SUCH SUBGRADE MATERIAL IS FULLY PROTECTED BY THE PERMANENT STRUCTURAL SYSTEM.
- FOUNDATIONS SHALL BE CENTERED ON GRID INTERSECTIONS, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, STRIP FOOTINGS BELOW FOUNDATION WALLS (BETWEEN COLUMN SPREAD FOOTINGS) SHALL BE AT LEAST 2'-4" WIDE x 1'-0" DEEP REINFORCED WITH (3)4#5 BOTTOM (CONT.), THE TOP ELEVATION OF THE STRIP FOOTING SHALL MATCH THE TOP ELEVATION OF THE ADJACENT COLUMN STRIP FOOTING, UNLESS OTHERWISE NOTED.
- A LICENSED GEOTECHNICAL ENGINEER SHALL OBSERVE THE EXPOSED SUBGRADES IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AFTER FINAL EXCAVATION TO CONFIRM THE ASSUMED FOUNDATION BEARING CONDITIONS. IT MAY BE NECESSARY TO OVER-EXCAVATE AND REPLACE LOCALLY WEAK, DISTURBED, OR OTHERWISE UNACCEPTABLE BEARING SOILS.
- ALL FOUNDATION RECOMMENDATIONS ARE BASED ON THE "GEOTECHNICAL RECOMMENDATIONS, DOWNING SQUARE BUILDINGS A AND B, ARLINGTON, MASSACHUSETTS" REPORT BY G&S CONSULTANTS, DATED JANUARY 18, 2017. REFER TO THE ABOVE - REFERENCED GEOTECHNICAL ENGINEERING REPORT FOR ADDITIONAL INFORMATION.

REINFORCED CONCRETE MASONRY

- ALL REINFORCED CONCRETE MASONRY SHALL CONFORM TO THE LATEST EDITION OF THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
- CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N, TYPE I, NORMAL WEIGHT.
- THE NET AREA COMPRESSIVE STRENGTH OF THE MASONRY ASSEMBLY (h) SHALL BE EQUAL OR EXCEED 2000 PSI.
- MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S.
- GROUT SHALL CONFORM TO ASTM C476, FINE TYPE, AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- ALL REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED.
- THE WORK IN PROGRESS WILL BE INSPECTED AND EVALUATED FOR ACCEPTANCE.

STEEL DECKING

- STEEL FLOOR DECK (COMPOSITE) SHALL BE FORMED FROM STEEL SHEETS CONFORMING TO AISC SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS. BEFORE FORMING, SHEETS SHALL BE COATED WITH A ZINC COATING CONFORMING TO ASTM A653, G40 COATING. UNITS SHALL BE SUPPLIED WITH INTEGRAL LOCKING LOGS TO PROVIDE FULLY COMPOSITE BEHAVIOR BETWEEN THE DECK AND THE CONCRETE SLAB.
- STEEL FLOOR DECKING SHALL BE FASTENED TO STEEL FRAMING BY A 5/8" DIAMETER (MINIMUM) PUDDLE WELDS IN A 3/4" PATTERN. FLOOR DECK SHEETS SHALL BE FASTENED TO EACH OTHER AT SIDELAPS WITH #10 TEK SCREWS AT 36" ON CENTER (MAXIMUM SPACING).
- PROVIDE END CLOSURES, CAPS, SUMP PANS AND ALL OTHER ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. SUMP PANS ARE REQUIRED FOR OPENINGS GREATER THAN 12".
- MECHANICAL, ELECTRICAL, PLUMBING OR CEILING CONSTRUCTION SHALL NOT BE HUNG DIRECTLY FROM THE DECK.
- REFER TO SPECIFICATION SECTION 051000 FOR ADDITIONAL INFORMATION.

QUALITY ASSURANCE

- THE OWNER WILL EMPLOY AND PAY FOR THE SERVICES OF AN INDEPENDENT TESTING AGENCY TO PROVIDE QUALITY ASSURANCE TESTING AND INSPECTIONS FOR WORK SPECIFIED IN CHAPTER 17 OF THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE. THE TESTING AGENCY SHALL BE LICENSED IN THE STATE OF MASSACHUSETTS AND ALL TESTING AND INSPECTIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF AN ENGINEER REGISTERED IN THE STATE OF MASSACHUSETTS.
- FAILURE OF QUALITY ASSURANCE TESTING AND INSPECTIONS TO DETECT ANY DEFECTIVE WORK OR MATERIAL SHALL NOT IN ANY WAY PREVENT LATER REJECTION WHEN SUCH DEFECT IS NOTED, NOR SHALL IT OBLIGATE THE OWNERS REPRESENTATIVE FOR FINAL ACCEPTANCE.
- SEE SPECIFICATIONS FOR SPECIFIC REQUIREMENTS FOR QUALITY ASSURANCE TESTING AND INSPECTIONS.
- THE TESTING AGENCY AND ITS REPRESENTATIVES ARE NOT AUTHORIZED TO REMOVE, ALTER, RELAX, ENLARGE OR RELEASE ANY PORTION OF THE WORK, PERFORM ANY DUTIES OF THE CONTRACTOR OR BE A PARTY TO SCHEDULING OF WORK.
- RECORDS OF INSPECTIONS SHALL BE KEPT AVAILABLE TO THE BUILDING OFFICIAL DURING PROGRESS OF THE WORK AND FOR TWO YEARS AFTER COMPLETION OF THE PROJECT. RECORDS SHALL BE PRESERVED BY THE INDEPENDENT TESTING AGENCY.
- CONTRACTOR SHALL SUBMIT A SCHEDULE OF SHOP DRAWING SUBMITTAL DATES AT LEAST 30 DAYS PRIOR TO FIRST SUBMITTAL. FAILURE TO SUBMIT DRAWINGS ON DESIGNATED DATE MAY IMPACT REVIEW SCHEDULE.

SEPARATE ALLOWANCES

IN ADDITION TO MATERIALS SHOWN BY THESE DOCUMENTS, CONTRACTORS SHALL PROVIDE A SEPARATE ALLOWANCE IN THEIR BID PRICES FOR THE FOLLOWING QUANTITIES OF MATERIALS INCLUDING INSTALLATION WHICH, IF NEEDED, WILL BE SPECIFIED AT A LATER TIME AND AT THE DISCRETION OF THE ENGINEER OF RECORD. IF THIS MATERIAL IS NOT USED, THE OWNER SHALL NOT BE BILLED.	
STRUCTURAL STEEL REINFORCING STEEL (BARS & WELDED WIRE FABRIC):	5% OF TOTAL STEEL TONNAGE
CAST-IN-PLACE CONCRETE: 4000 PSI NORMAL WEIGHT:	5% OF TOTAL VOLUME
FORMWORK	5% OF TOTAL
WOOD FRAMING	5% OF TOTAL AMOUNT

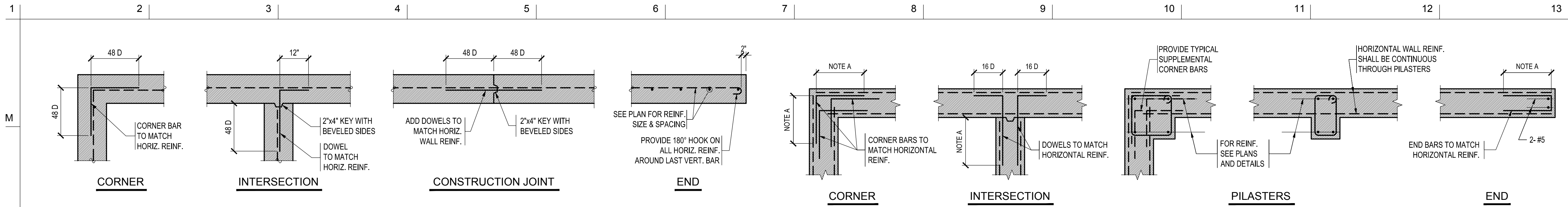
MISC. METALS SECTION (INCLUDING STAIRS AND RAILINGS):

- ALL STEEL INDICATED ON THESE DRAWINGS NOT SPECIFICALLY SIZED BY LENGTH, WIDTH, THICKNESS, OR WEIGHT SHALL BE PROVIDED UNDER THE WORK OF SPECIFICATION SECTION 055000 (METAL FABRICATIONS) UNLESS SPECIFICALLY CALLED OUT TO BE BY MISCELLANEOUS METALS.
- ALL STAIRS, STAIR LANDINGS, RAILINGS AND OTHER STAIR COMPONENTS SHALL BE DESIGNED AND DETAILED UNDER THE SUPERVISION OF A STRUCTURAL ENGINEER LICENSED IN MASSACHUSETTS.
- SHOP DRAWINGS AND CALCULATIONS SHALL BE SIGNED, SEALED, AND SUBMITTED TO THE ARCHITECT FOR REVIEW. SHOP DRAWINGS SHALL CLEARLY INDICATE, BUT NOT BE LIMITED TO, THE FOLLOWING:
A. LOADS IMPOSED ON THE STRUCTURE FROM THE STAIR
B. ALL CONNECTIONS FROM THE STAIR TO THE STRUCTURE
C. ALL SIZES AND SHAPES
D. ALL DIMENSIONS AND CONFIGURATIONS
- ALL CONCRETE INFILL (WHERE INDICATED ON THE ARCHITECTURAL DRAWINGS) AND LANDINGS SHALL BE CA WITH NORMAL WEIGHT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
- REFER TO SPECIFICATION SECTION 055000 FOR ADDITIONAL INFORMATION.

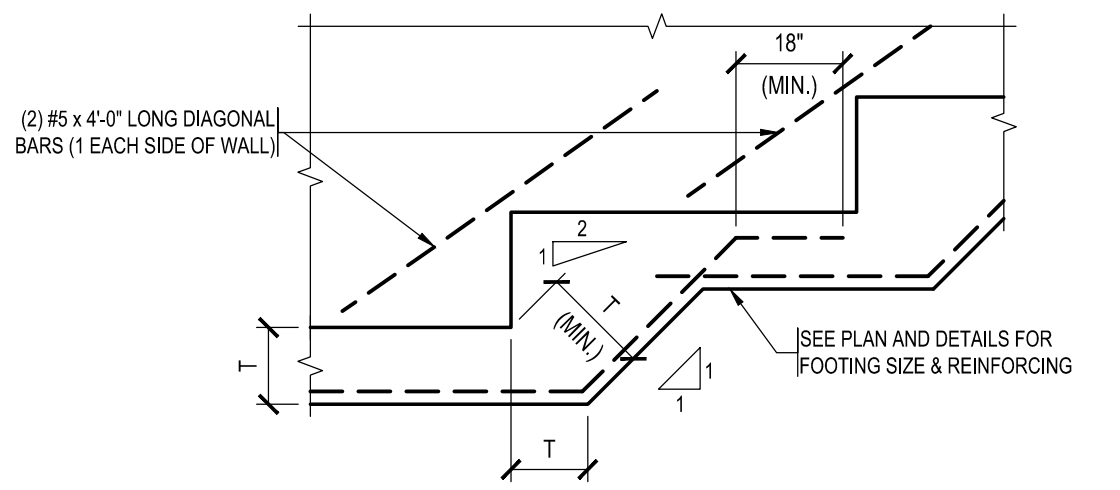
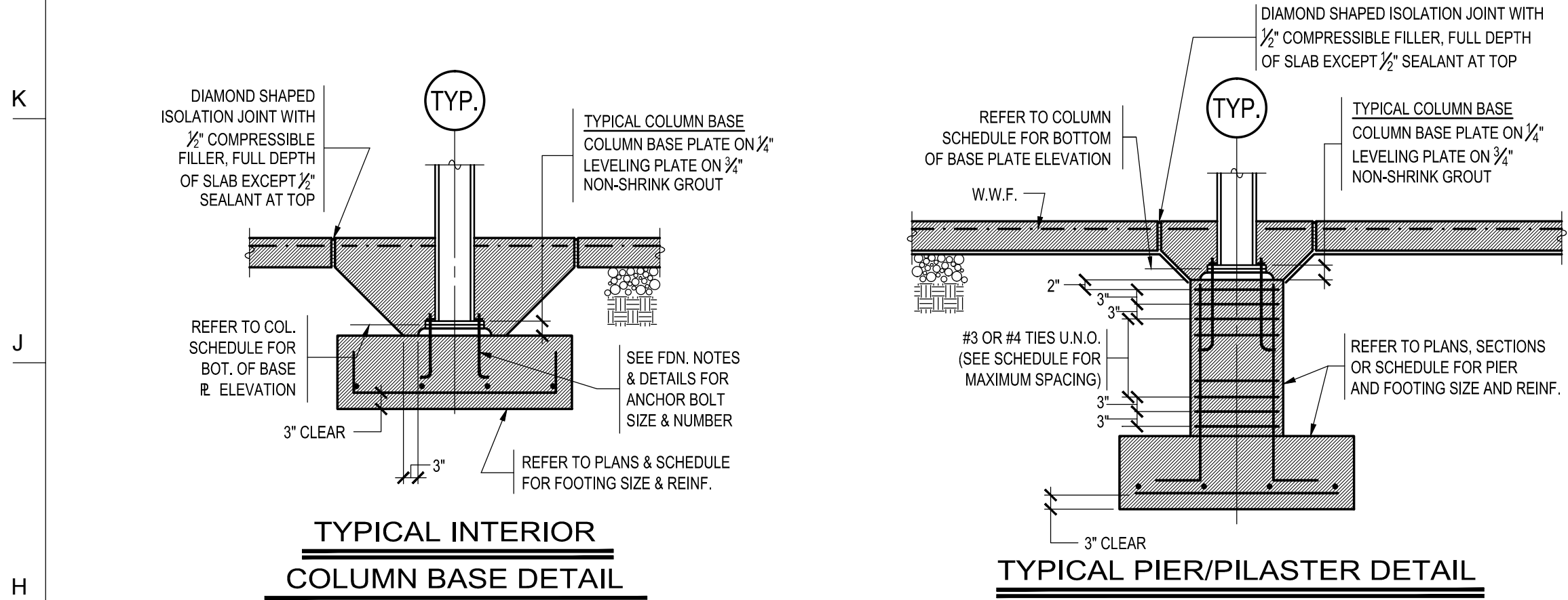
SHOP DRAWINGS

- SHOP DRAWINGS ARE DRAWINGS, DIAGRAMS, SCHEDULES, MATERIAL LISTS AND OTHER DATA SPECIFICALLY PREPARED FOR THE WORK FOR THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR, MANUFACTURER, SUPPLIER OR DISTRIBUTOR TO ILLUSTRATE SOME PORTION OF THE WORK. CONTRACT DRAWINGS ARE NOT TO BE REPRODUCED FOR USE AS SHOP DRAWINGS.
- WHEN APPLICABLE, SHOP DRAWINGS SHALL INCLUDE, BUT NOT BE LIMITED TO: ERECTION PLANS, NOTES AND BRACING DETAILS, ACCESSORIES, CONNECTION DETAILS, JOIST, BEAM AND COLUMN DETAILS, BEARING DETAILS FOR REINFORCING RODS, AND ANY OTHER ITEMS WHICH ARE TYPICAL OF INDUSTRY STANDARD FOR SHOP DRAWING SUBMITTALS. SUBMIT STAMPED STRUCTURAL CALCULATIONS WHERE NOTED ABOVE.
- NO PORTION OF THE WORK (REQUIRING SUBMISSION OF A SHOP DRAWING SHALL BE STARTED UNTIL THE SUBMITTAL HAS BEEN SATISFACTORILY REVIEWED BY SOUZA, TRUE AND PARTNERS, INC. (STP) AND ALL OTHER PARTIES INVOLVED. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH FINAL REVIEWED SUBMITTALS AND THE CONTRACT DOCUMENTS.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED ELECTRONICALLY, UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS. UNLESS OTHERWISE NOTED IN THE CONTRACT SPECIFICATIONS, THE FOLLOWING SEQUENCE SHALL BE FOLLOWED: MANUFACTURER/CONTRACTOR/ARCHITECT/ENGINEER/ARCHITECT/CONTRACTOR/MANUFACTURER.
- THE CONTRACTOR SHALL REVIEW, APPROVE AND SUBMIT ALL SHOP DRAWINGS REQUIRED BY THE CONTRACT DOCUMENTS IN AN ORDER AND IN CONJUNCTION WITH THE PROGRESS OF THE WORK AND CONSISTANT WITH THE LEAD TIMES RELATED TO THE PRODUCTS. THE SHOP DRAWING SUBMITTAL SCHEDULE SHALL INCLUDE ADEQUATE TIME FOR A COMPLETE AND PROFESSIONAL REVIEW BY ALL PARTIES INVOLVED. IT SHALL BE NOTED THAT THE REVIEW TIME WILL VARY DEPENDING ON THE SIZE AND CONTENT OF THE SUBMITTAL. BY APPROVING AND SUBMITTING SHOP DRAWINGS, THE CONTRACTOR REPRESENTS THAT HE OR SHE HAS VERIFIED ALL MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA RELATED THERETO, OR WILL DO SO. IN ADDITION, THIS SHALL REPRESENT THAT HE OR SHE HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DRAWINGS. SOUZA, TRUE AND PARTNERS, INC. RESERVES THE RIGHT TO RETURN ANY SHOP DRAWINGS WHICH ARE JUDGED TO BE "RUBBER STAMP APPROVED" BY THE CONTRACTOR WITHOUT PROPER REVIEW AND EVALUATION.
- ALL SHOP DRAWINGS THAT ARE RECEIVED WITHOUT FIRST BEING REVIEWED AND STAMPED BY THE CONTRACTOR WILL BE RETURNED UNREVIEWED.
- THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AS A RESULT OF STPS (SOUZA, TRUE AND PARTNERS, INC.) REVIEW OF THE SHOP DRAWINGS UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED STP, IN WRITING, OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND STP HAS GIVEN WRITTEN ACCEPTANCE TO THE SPECIFIC DEVIATION. THE CONTRACTOR SHALL NOT BE RELIEVED FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN THE SHOP DRAWINGS BY STPS REVIEW THEREOF.
- THE CONTRACTOR SHALL DRAW ATTENTION TO ALL DEVIATIONS FROM THE CONTRACT DRAWINGS AND INCLUDE REASONS FOR SUCH DEVIATIONS WITH THE SUBMITTED SHOP DRAWINGS. IN ADDITION, THE CONTRACTOR SHALL DIRECT SPECIFIC ATTENTION IN WRITING OR ON RESUBMITTED SHOP DRAWINGS, TO REVISIONS OTHER THAN THOSE REQUESTED BY STP ON PREVIOUS SUBMITTALS.
- REFER TO SAMPLE SHOP DRAWING STAMP AND ACTION LEGEND (BELOW) FOR FURTHER CLARIFICATION:

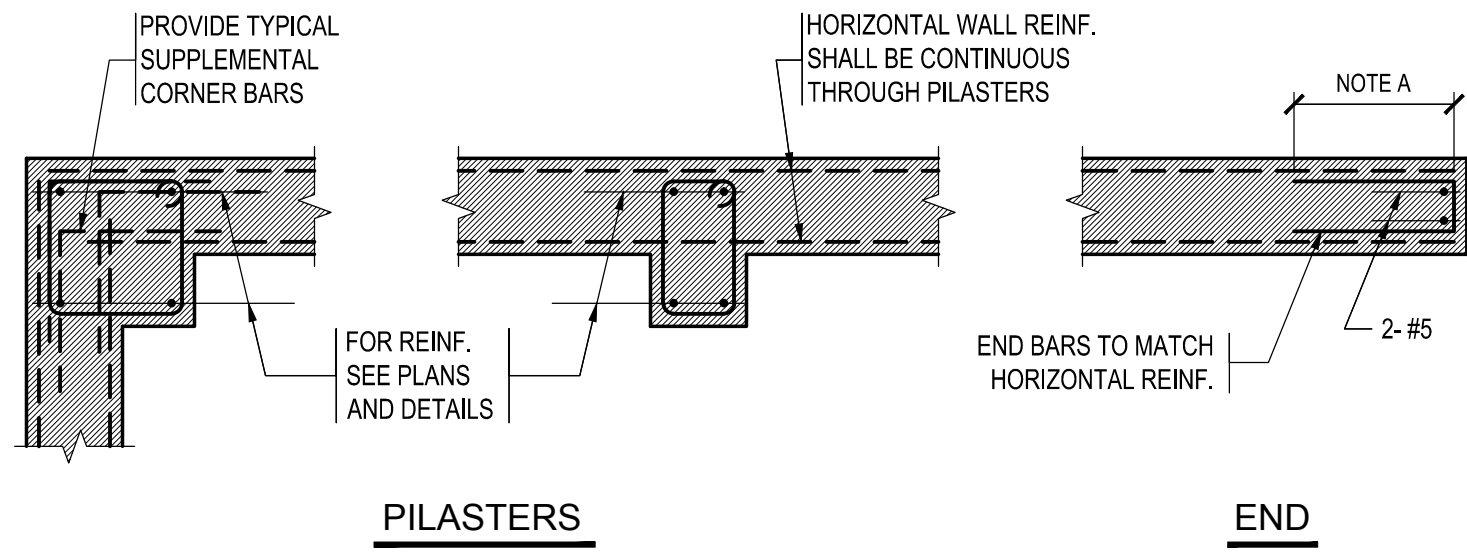
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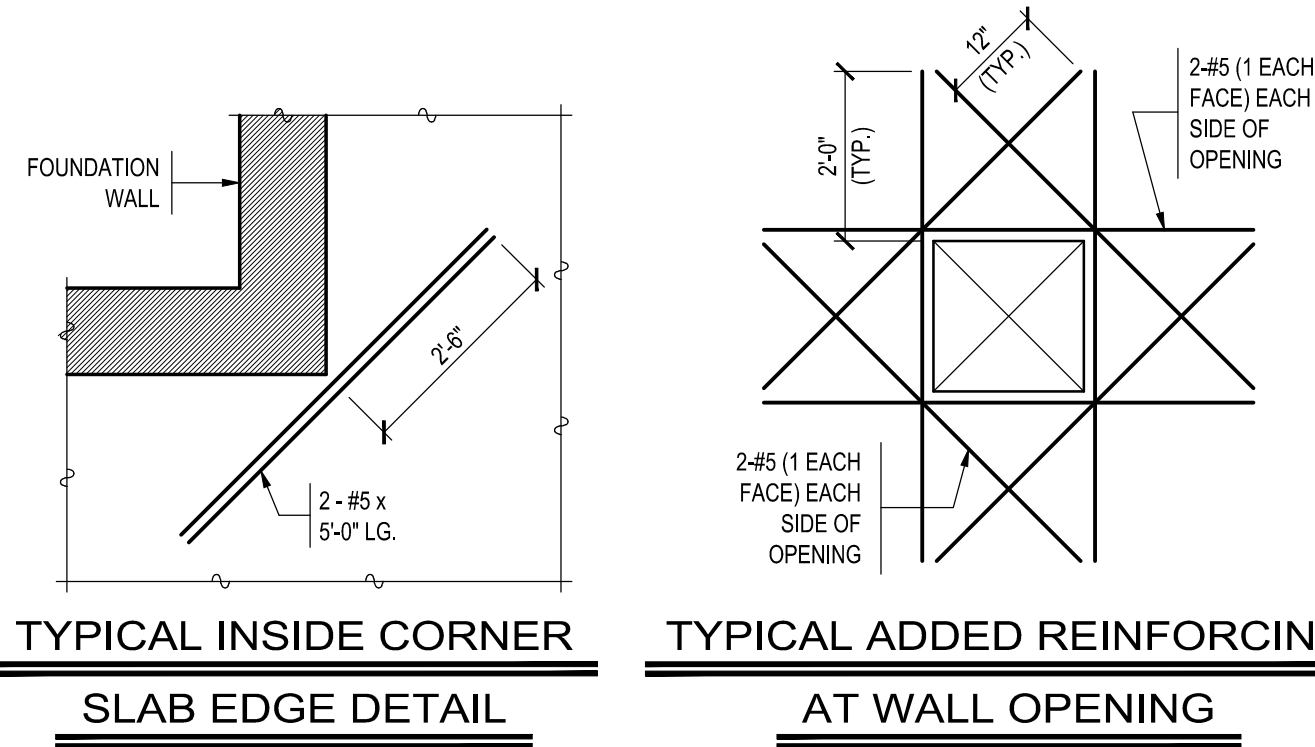
TYPICAL CONCRETE WALL DETAILS
FOR WALLS WITH SINGLE LAYER OF REINFORCING EACH WAY



TYPICAL ELEVATION OF CONTINUOUS STEPPED WALL FOOTING



TYPICAL CONCRETE WALL DETAILS
FOR WALLS WITH TWO LAYERS OF REINFORCING EACH WAY



NOTES

DO NOT SCALE DRAWINGS.

95 CD PROGRESS
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No.	REVISIONS/SUBMISSIONS	Date



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Consultant



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STRUCTURAL ENGINEERS
265 WINTER STREET, THIRD FLOOR
WALTHAM, MA 02451
(617) 926 - 6100 WWW.SOUZATRUE.COM

Project

DOWNING SQUARE: BUILDING A
19R PARK AVE, ARLINGTON, MA 02474

Title

TYPICAL DETAILS

Designed TAL	Drawing No.
Checked TAL	
Project No. 16045.00	
Scale NONE	
Date 10.31.18	

A-S002

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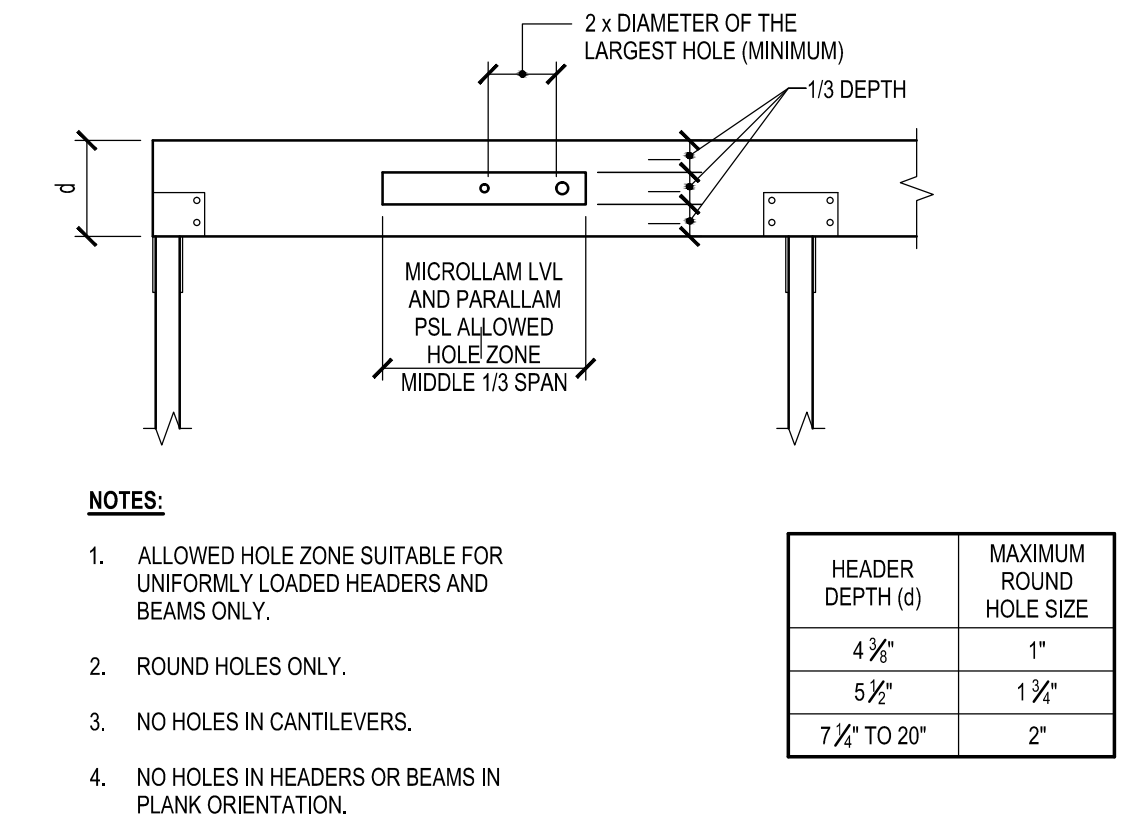
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REBAR DEVELOPMENT AND LAP SPICE LENGTHS

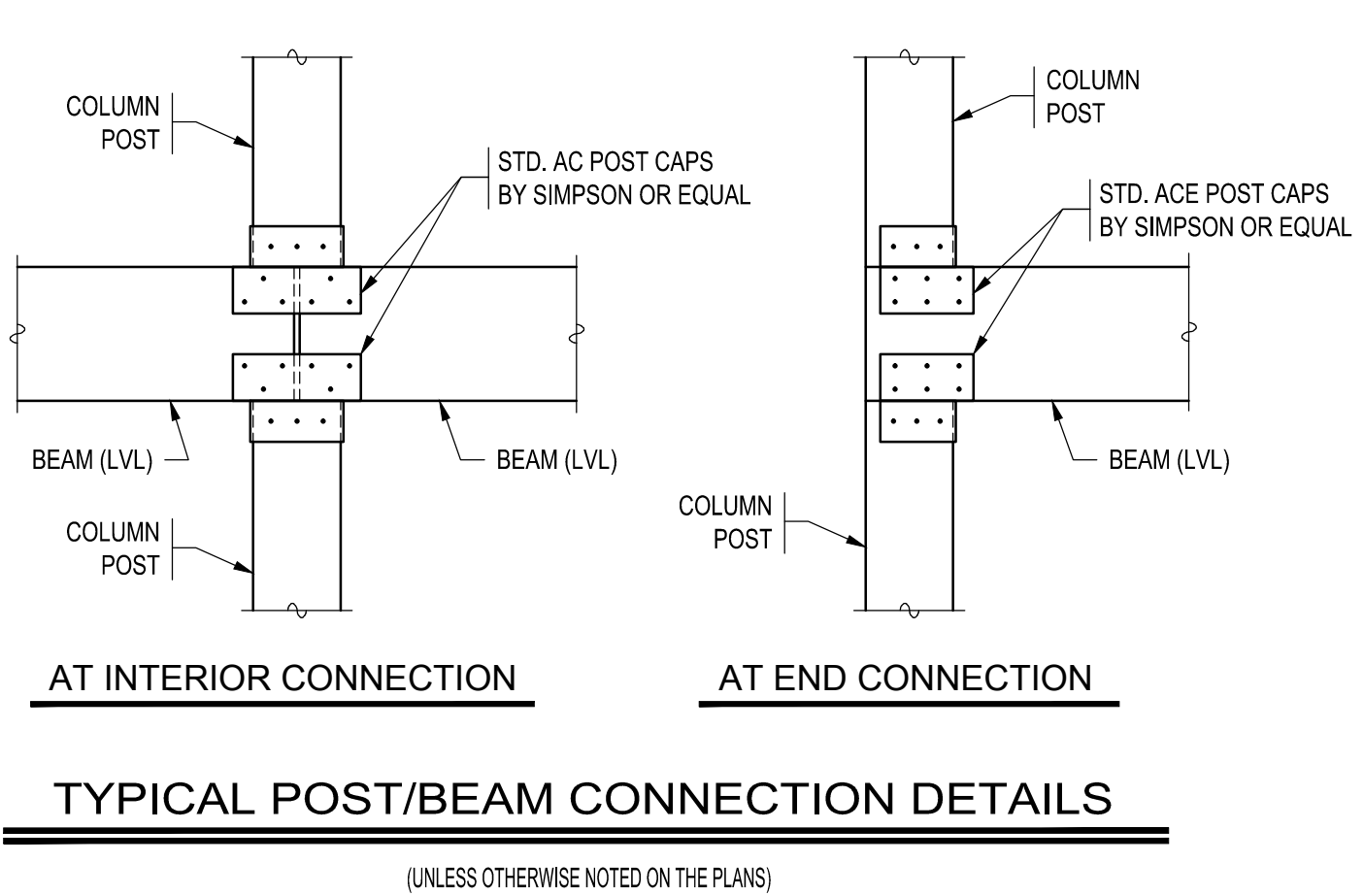
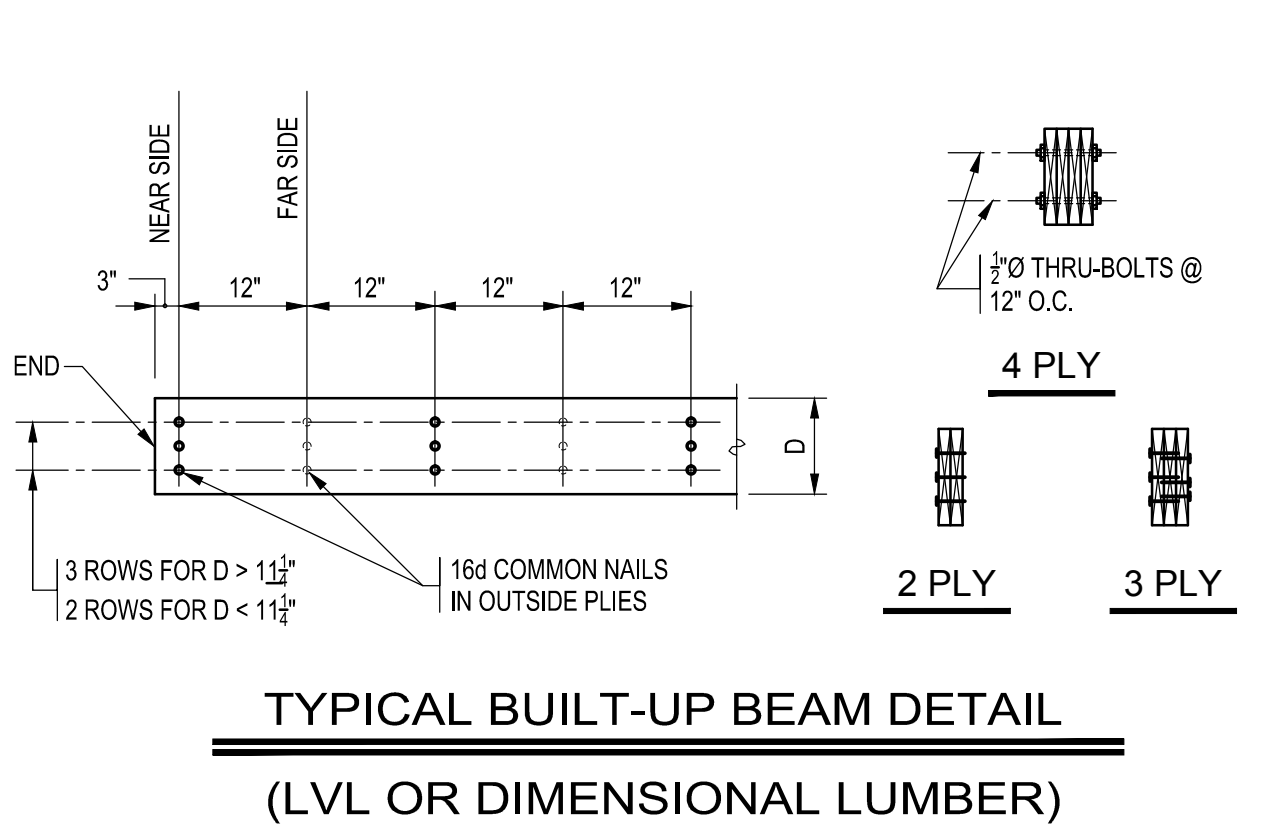
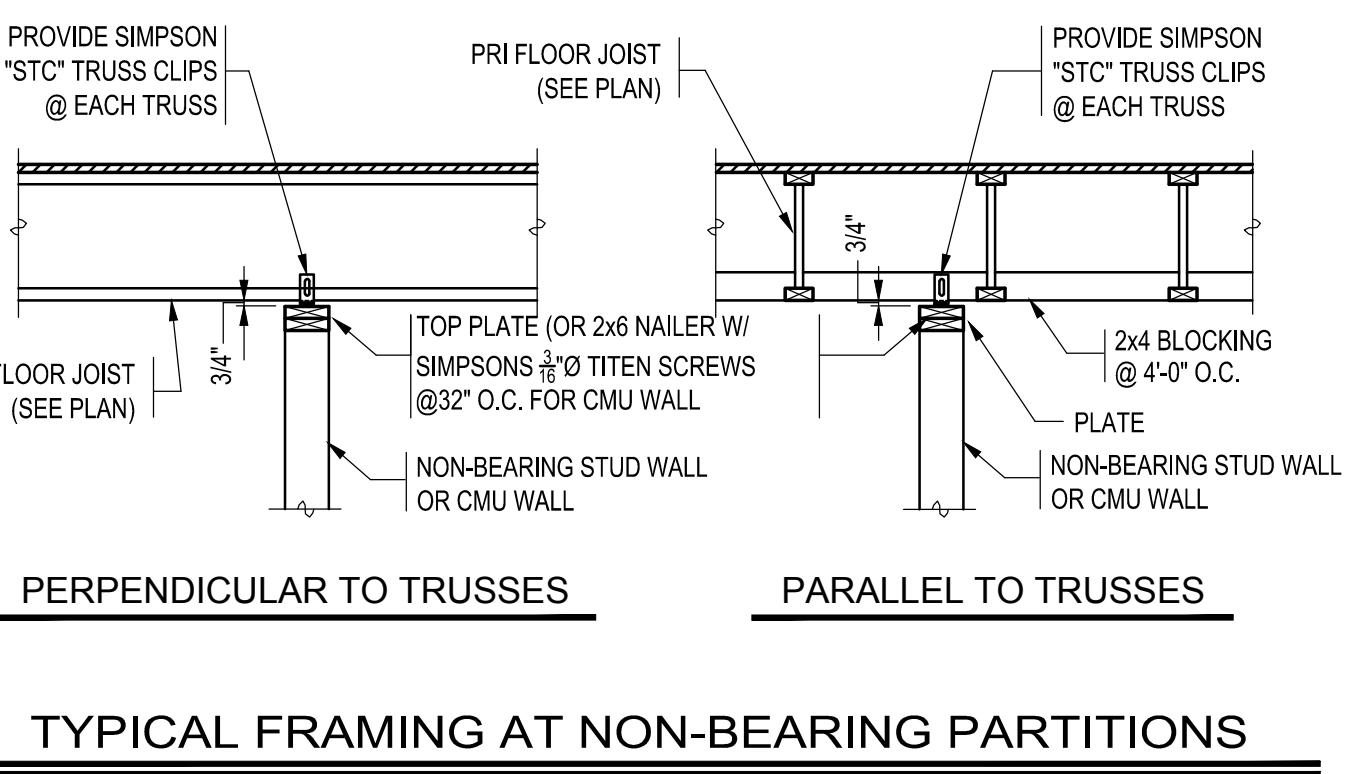
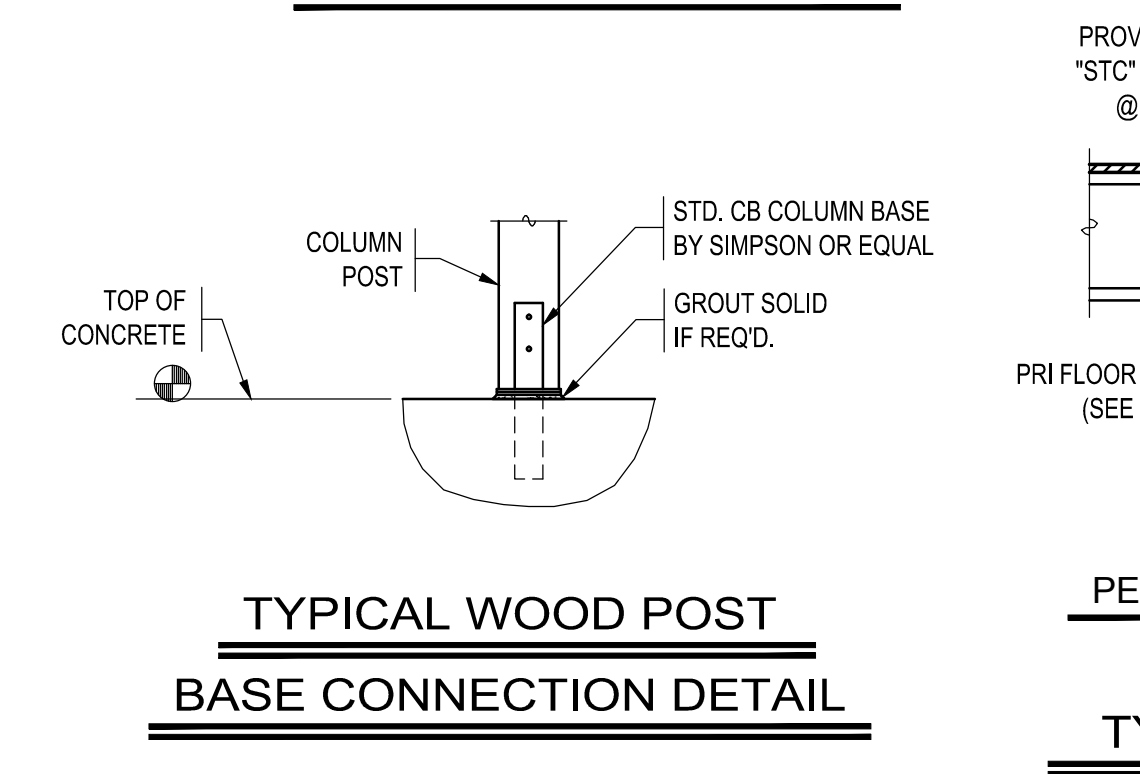
LENGTHS (IN INCHES) BASED ON $f_c=4000$ PSI AND NORMAL WEIGHT CONCRETE

		BAR TYPE	BAR SIZE								
			#3	#4	#5	#6	#7	#8	#9	#10	#11
DEVELOPMENT LENGTH	TENSION	TOP BARS	19	25	31	37	54	62	70	79	87
		OTHER BARS	15	19	24	29	42	48	54	61	67
LAP SPICE LENGTH	COMPRESSION	ALL BARS	8	10	12	15	17	19	22	25	27
	TENSION	TOP BARS	25	33	41	49	71	81	91	102	114
		OTHER BARS	19	25	31	37	54	62	70	79	87
	COMPRESSION	ALL BARS	12	15	19	23	27	30	34	39	43

NOTES:
1. LENGTHS ARE BASED ON $f_y = 60$ KSI, $f_c = 4000$ PSI AND NORMAL WEIGHT CONCRETE. WHERE LIGHTWEIGHT AGGREGATE CONCRETE IS SPECIFIED, MULTIPLY THE ABOVE TENSION VALUES BY A FACTOR OF 1.3.
2. TOP BARS ARE HORIZONTAL BARS SO PLACED THAT MORE THAN 12" OF FRESH CONCRETE IS PLACED IN THE MEMBER BELOW THE BAR.
3. TENSION LAP SPICE LENGTHS ARE FOR "CLASS B" SPLICES PER ACI 318. LESSER SPICE LENGTHS MAY BE SUBMITTED BY THE CONTRACTOR PROVIDED FULL CALCULATIONS AND REFERENCE TO THE APPLICABLE PORTIONS OF THE LATEST EDITION OF ACI 318 ACCOMPANY THE SUBMITTAL.
4. WHERE BARS OF DIFFERENT SIZES ARE SPLICED, LAP SPICE LENGTH SHALL BE AS REQUIRED FOR THE LARGEST BAR.



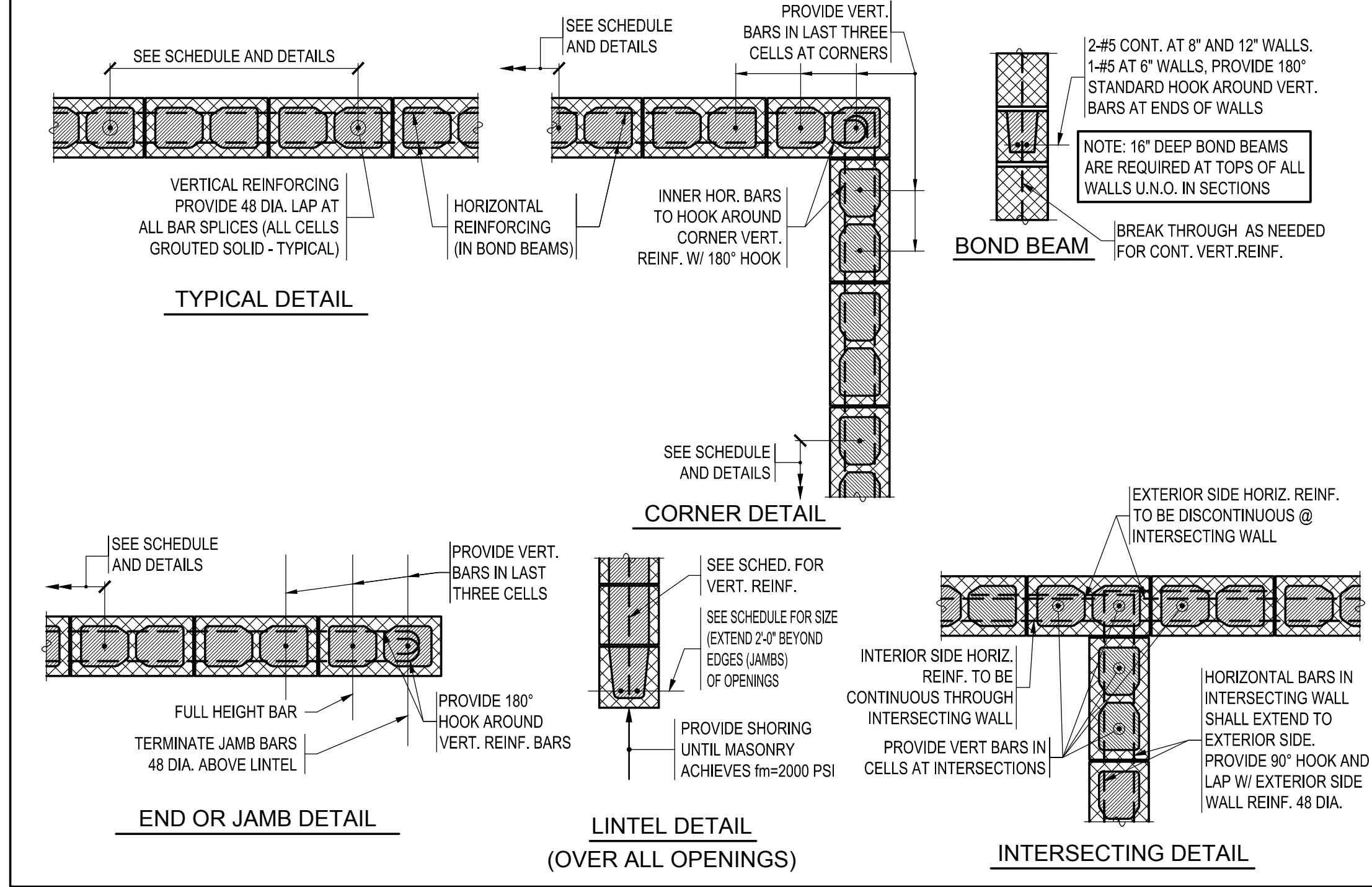
ALLOWABLE HOLES IN LVL AND PSL HEADERS AND BEAMS



MINIMUM CONCRETE MASONRY WALL REINFORCING SCHEDULE

WALL LOCATION	WALL THICKNESS	VERT. REINF.	GROUT REQUIREMENTS	HORIZ. TRUSS-TYPE REINFORCING
ALL CMU WALLS SHOWN ON STRUCTURAL DRAWINGS	8"	#5 @ 24"	FULLY GROUTED	2-#5 BOND BEAMS @ 4'-0" MAX.

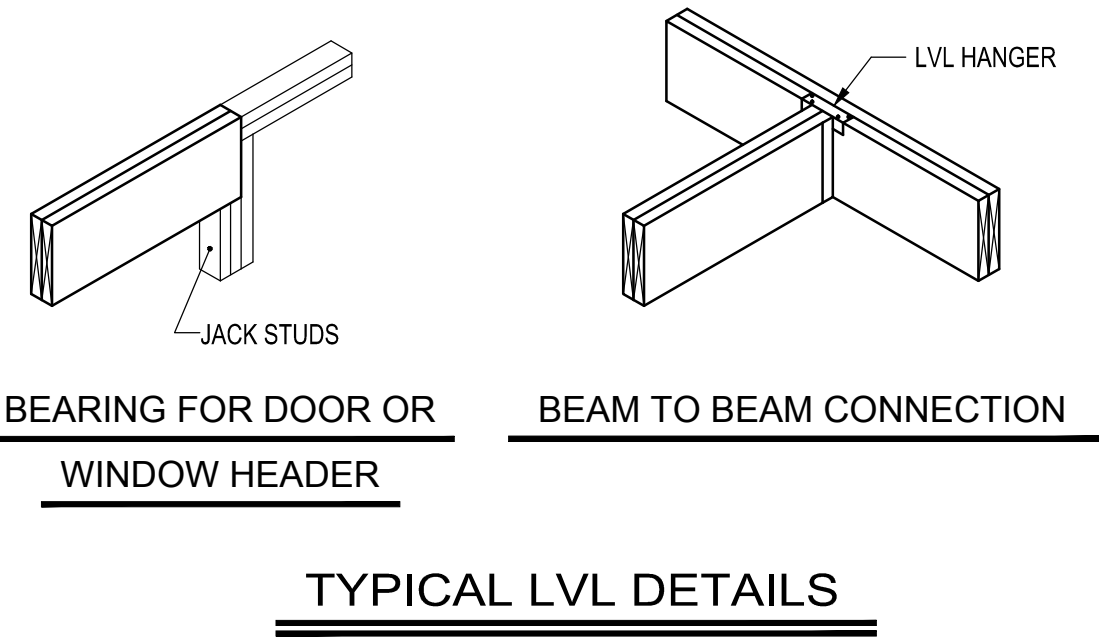
NOTE: REFER TO PLANS & SECTIONS FOR ANY REINFORCING REQUIREMENTS MORE STRINGENT THAN IN THIS SCHEDULE.



BRICK LINTEL SCHEDULE (SIMPLE SPANS)

MASONRY OPENING	LINTEL SIZE
UP TO 3'-0"	L 3 1/2 x 3 1/2 x 5/16
3'-1" TO 4'-6"	L 4 x 3 1/2 x 5/16 (4" LEG VERT.)
4'-7" TO 6'-0"	L 5 x 3 1/2 x 5/16 (5" LEG VERT.)
6'-1" TO 8'-0"	L 6 x 3 1/2 x 5/16 (6" LEG VERT.)

NOTES:
1. PROVIDE LINTELS OVER ALL OPENINGS EXCEPT WHERE LINTEL BLOCKS ARE PROVIDED OR AS OTHERWISE SHOWN ON THE PLANS.
2. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS. FOR 8" WALLS PROVIDE TEE OR BUILT-UP SECTION WITH PROPERTIES EQUAL TO OR GREATER THAN 1 1/2 TIMES ANGLE PROPERTIES FOR 4" WALL THICKNESS.
3. PROVIDE 8" OF BEARING EACH END OF ALL LINTELS.
4. ALL EXTERIOR LINTELS SHALL BE HOT DIP GALVANIZED.
5. PROVIDE CURVED LINTELS AT ARCHED OPENINGS WHERE REQUIRED BY THE ARCHITECTURAL DRAWINGS.



CMU LINTEL SCHEDULE FOR LOAD BEARING AND SHEAR WALLS

WIDTH (W)	DEPTH (D)	MASONRY OPENING	REINF.
8"	16"	UP TO 6'-0"	2-#5
8"	16"	6'-0" TO 7'-0"	2-#6
8"	24"	7'-0" TO 10'-0"	2-#6

ELEVATION AT OPENING

LINTEL/BOND BEAM DETAIL (OVER ALL OPENINGS)

NOTES

DO NOT SCALE DRAWINGS.

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No.	REVISIONS/SUBMISSIONS	Date

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617.628.5700
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Consultant	
Project	DOWNING SQUARE: BUILDING A 19R PARK AVE, ARLINGTON, MA 02474
Title	TYPICAL DETAILS

Designed TAL	Drawing No.
Checked TAL	
Project No. 16045.00	
Scale NONE	
Date 10.31.18	

A-S003

M

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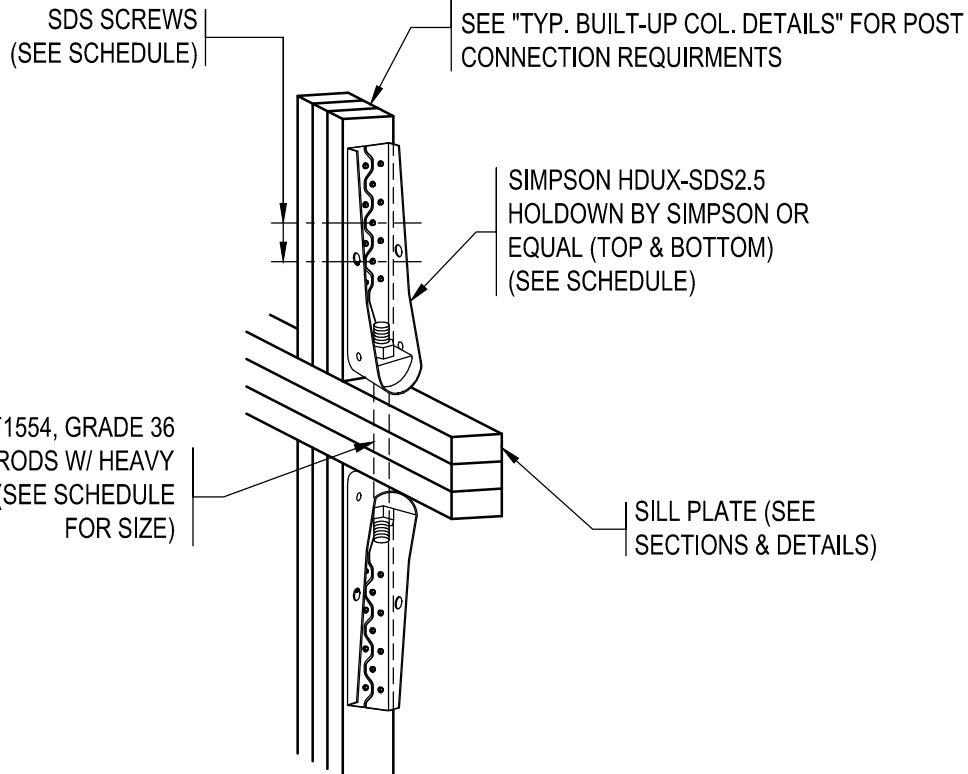
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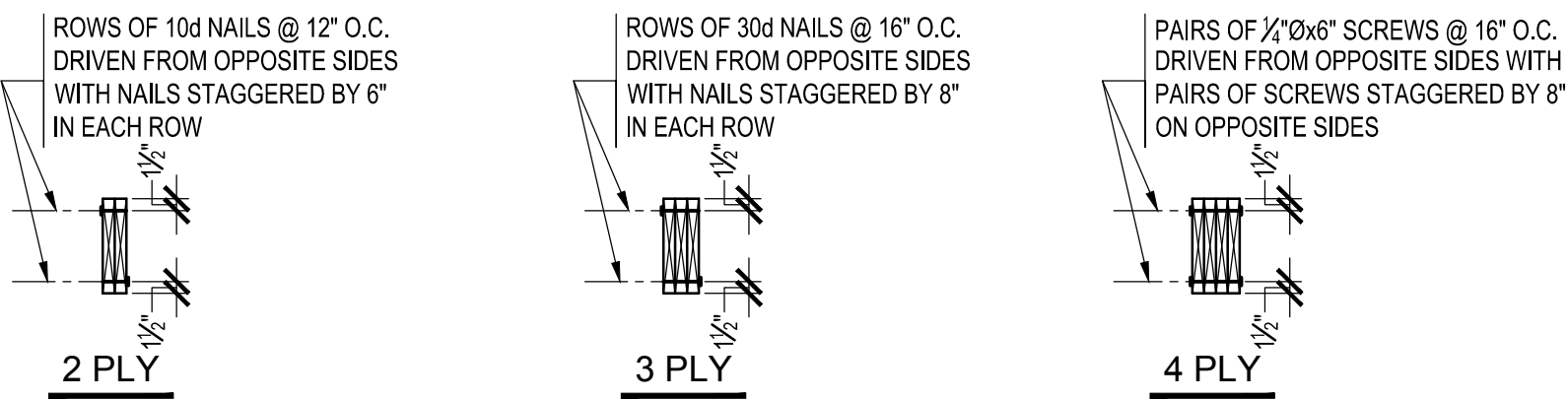
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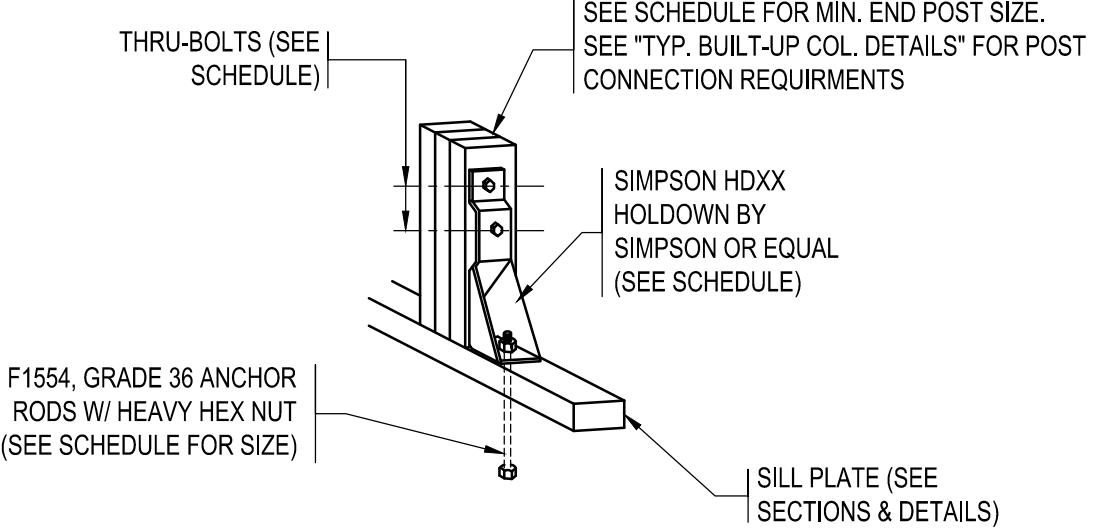
TYPICAL STUD WALL HOLDOWN BETWEEN FLOOR DETAILS

(SEE PLANS FOR LOCATIONS)

TYP. HOLD DOWN SCHEDULE				
HOLD DOWN SIZE (FROM PLAN)	END MIN. POST SIZE	THREADED ROD SIZE	FASTENER REQUIREMENTS (TO POSTS)	ALLOWABLE TENSION LOAD
HDU2 - SDS2.5	2-2x (MIN.)	3/8" Ø A36	6 - SDS 1/2"x2 1/2"	2,215 ^{lbs}
HDU4 - SDS2.5	2-2x (MIN.)	3/8" Ø A36	10 - SDS 1/2"x2 1/2"	3,285 ^{lbs}
HDU5 - SDS2.5	2-2x (MIN.)	3/8" Ø A36	14 - SDS 1/2"x2 1/2"	4,340 ^{lbs}
HDU8 - SDS2.5	3-2x (MIN.)	7/8" Ø A36	20 - SDS 1/2"x2 1/2"	6,580 ^{lbs}
HDU11 - SDS2.5	4-2x (MIN.)	1" Ø A36	30 - SDS 1/2"x2 1/2"	8,030 ^{lbs}
HDU14 - SDS2.5	5-2x (MIN.)	1" Ø A36 WITH HEAVY HEX NUT	36 - SDS 1/2"x2 1/2"	12,425 ^{lbs}



TYPICAL BUILT-UP COLUMN AND POST DETAILS



INTO SOLID CONC. WALL & FOOTINGS W/ 20" MIN. THICKNESS

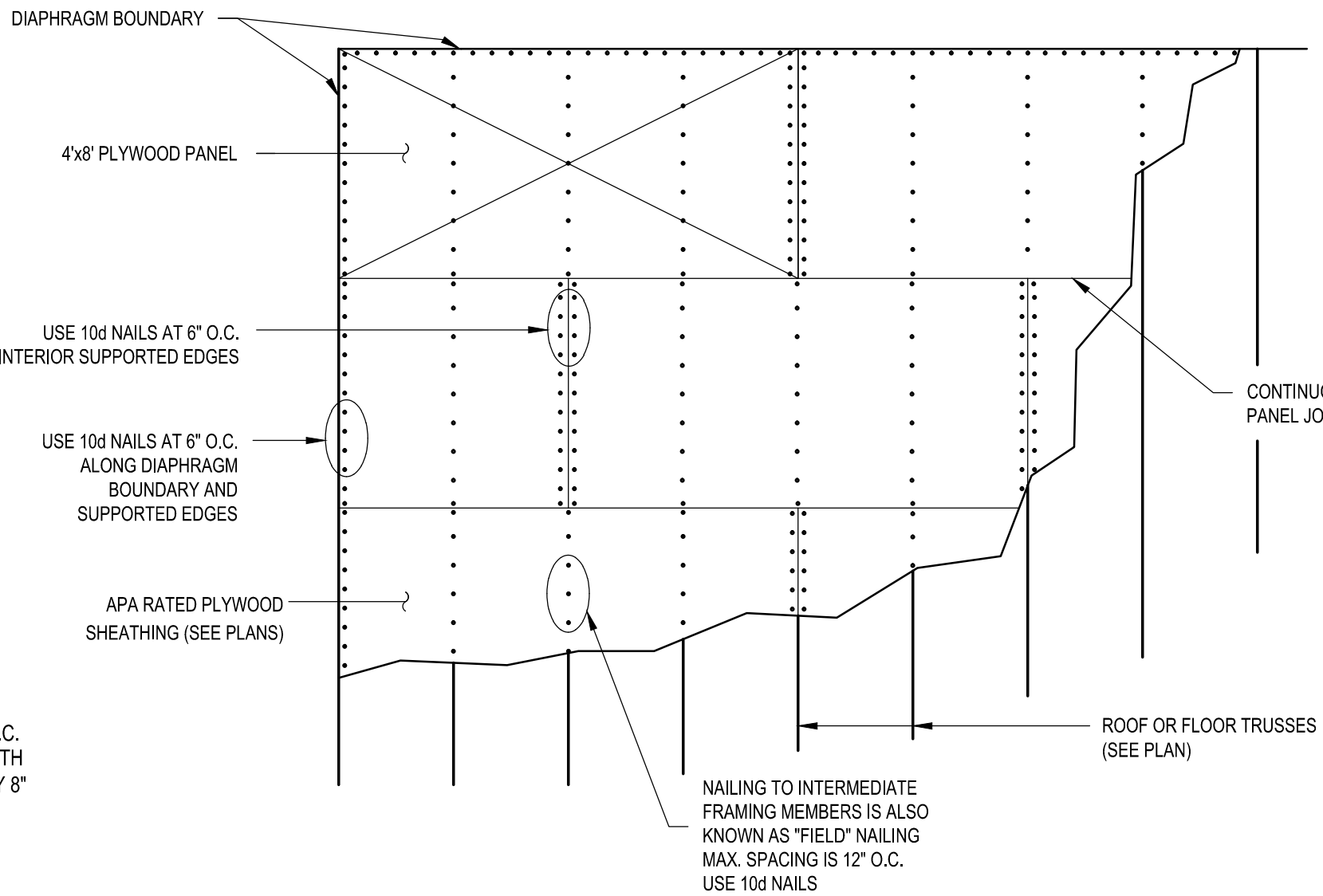
TYPICAL STUD WALL HOLDOWN DETAILS AT WALL BASES

(SEE PLANS FOR LOCATIONS)

TYP. HOLD DOWN SCHEDULE				
HOLD DOWN SIZE (FROM PLAN)	END MIN. POST SIZE	HOLD DOWN TO POST CONNECTION	ANCHOR SIZE	ALLOWABLE TENSION LOAD
HD3B	3-2x (MIN.)	2 - 3/8" Ø A307 (MIN.) THROUGH-BOLTS	3/8" Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT	3,050 ^{lbs}
HD5B	3-2x (MIN.)	2 - 3/8" Ø A307 (MIN.) THROUGH-BOLTS	3/8" Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT	4,195 ^{lbs}
HD7B	3-2x (MIN.)	3 - 3/8" Ø A307 (MIN.) THROUGH-BOLTS	7/8" Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT	6,245 ^{lbs}
HD9B	3-2x (MIN.)	3 - 7/8" Ø A307 (MIN.) THROUGH-BOLTS	7/8" Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT	8,430 ^{lbs}
HD12	5 1/2"x5 1/2" PSL POST	4 - 1" Ø A307 (MIN.) THROUGH-BOLTS	1 1/2" Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT	15,510 ^{lbs}
HD19	5 1/2"x5 1/2" PSL POST	5 - 1" Ø A307 (MIN.) THROUGH-BOLTS	1 1/2" Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT	19,070 ^{lbs}

MINIMUM DESIGN PROPERTIES FOR PRI JOISTS					
DEPTH	JOIST SERIES	EI x 10 ⁸ (psi)	M (lb-ft)	V (lb)	MAX. END REACTION (lb) (1 1/2" BEARING)
9 1/2"	PRI-20	132	2520	1120	830
	PRI-30	159	3225	1120	945
	PRI-40	184	2735	1120	1080
	PRI-50	186	3800	1120	1015
	PRI-60	219	3780	1120	1080
11 1/2"	PRI-20	225	3265	1420	830
	PRI-30	271	4170	1420	945
	PRI-40	313	3545	1420	1200
	PRI-50	316	4915	1420	1015
	PRI-60	371	4900	1420	1200
	PRI-70	416	6595	1420	1160
	PRI-80	518	6940	1420	1280
14"	PRI-90	571	8770	1925	1400
	PRI-40	459	4270	1710	1200
	PRI-50	463	5860	1710	1015
	PRI-60	544	5895	1710	1200
	PRI-70	609	7865	1710	1160
	PRI-80	756	8360	1710	1280
16"	PRI-90	832	10,460	2125	1400
	PRI-40	625	4950	1970	1200
	PRI-50	630	6715	1970	1015
	PRI-60	739	6835	1970	1200
	PRI-70	826	9010	1970	1160
	PRI-80	1024	9690	1970	1280
18"	PRI-90	1126	11,985	2330	1400

NOTE: MAXIMUM LIVE LOAD DEFLECTION SHALL NOT EXCEED L/480.



TYPICAL NAILING PATTERN PLAN AT FLOOR & ROOF DIAPHRAGMS

NOTES

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Project

DOWNING SQUARE: BUILDING A
19R PARK AVE, ARLINGTON, MA 02474

Title

TYPICAL DETAILS

Designed TAL	Drawing No. A-S004
Checked TAL	
Project No. 16045.00	
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Date 10.31.18	



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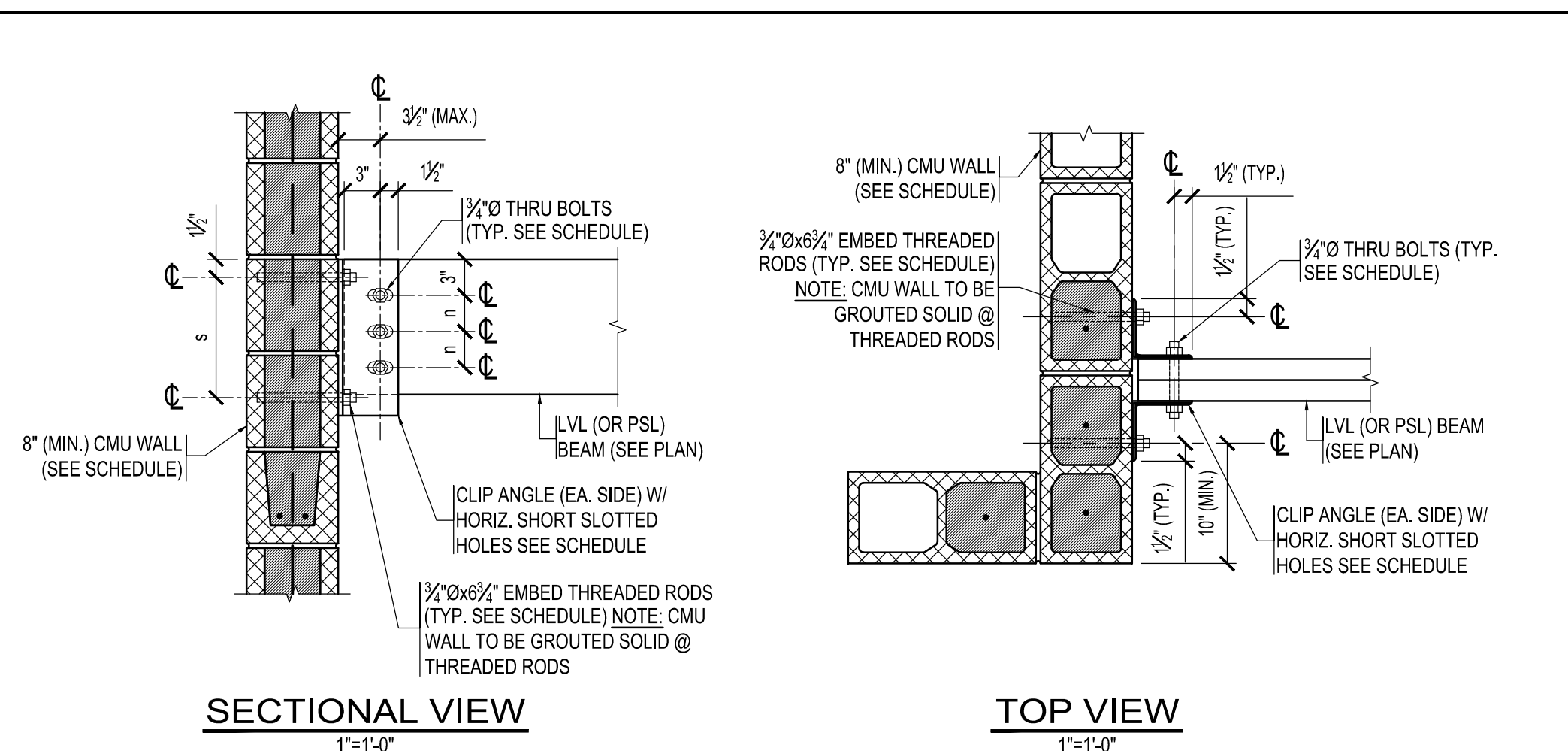
Project **DOWNING SQUARE: BUILDING A**
19R PARK AVE, ARLINGTON, MA 02474

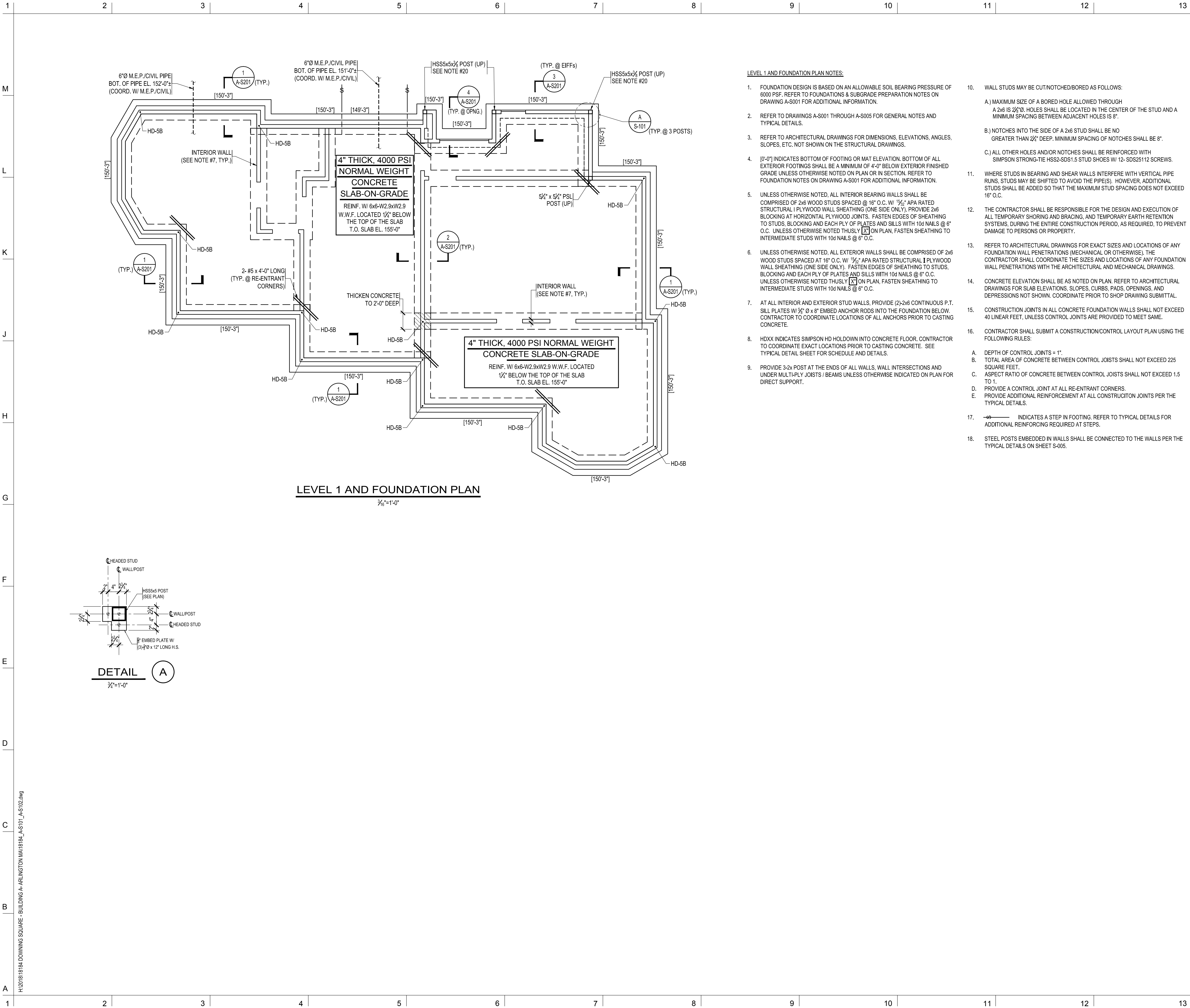
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Designed TAL
Checked TAL
Project No. 16045.00
Scale NONE
Date 10.31.18

Drawing No.	
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A-S005





NOTES

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LEVEL 1 AND FOUNDATION PLAN NOTES:

- FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 6000 PSF. REFER TO FOUNDATIONS & SUBGRADE PREPARATION NOTES ON DRAWING A-S001 FOR ADDITIONAL INFORMATION.
- REFER TO DRAWINGS A-S001 THROUGH A-S005 FOR GENERAL NOTES AND TYPICAL DETAILS.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, ANGLES, SLOPES, ETC., NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- [0'-0"] INDICATES BOTTOM OF FOOTING OR MAT ELEVATION. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 4'-0" BELOW EXTERIOR FINISHED GRADE UNLESS OTHERWISE NOTED ON PLAN OR IN SECTION. REFER TO FOUNDATION NOTES ON DRAWING A-S001 FOR ADDITIONAL INFORMATION.
- UNLESS OTHERWISE NOTED, ALL INTERIOR BEARING WALLS SHALL BE COMPRISED OF 2x6 WOOD STUDS SPACED @ 16" O.C. W/ 1/2" APA RATED STRUCTURAL PLYWOOD WALL SHEATHING (ONE SIDE ONLY). PROVIDE 2x6 BLOCKING AT HORIZONTAL PLYWOOD JOINTS. FASTEN EDGES OF SHEATHING TO STUDS, BLOCKING AND EACH PLY OF PLATES AND SILLS WITH 10d NAILS @ 6" O.C. UNLESS OTHERWISE NOTED THUSLY [X] ON PLAN, FASTEN SHEATHING TO INTERMEDIATE STUDS WITH 10d NAILS @ 6" O.C.
- UNLESS OTHERWISE NOTED, ALL EXTERIOR WALLS SHALL BE COMPRISED OF 2x6 WOOD STUDS SPACED AT 16" O.C. W/ 1/2" APA RATED STRUCTURAL PLYWOOD WALL SHEATHING (ONE SIDE ONLY). FASTEN EDGES OF SHEATHING TO STUDS, BLOCKING AND EACH PLY OF PLATES AND SILLS WITH 10d NAILS @ 6" O.C. UNLESS OTHERWISE NOTED THUSLY [X] ON PLAN, FASTEN SHEATHING TO INTERMEDIATE STUDS WITH 10d NAILS @ 6" O.C.
- AT ALL INTERIOR AND EXTERIOR STUD WALLS, PROVIDE (2)-2x6 CONTINUOUS P.T. SILL PLATES W/ 3/4" Ø x 8' EMBED ANCHOR RODS INTO THE FOUNDATION BELOW. CONTRACTOR TO COORDINATE LOCATIONS OF ALL ANCHORS PRIOR TO CASTING CONCRETE.
- HDXX INDICATES SIMPSON HD HOLDDOWN INTO CONCRETE FLOOR. CONTRACTOR TO COORDINATE EXACT LOCATIONS PRIOR TO CASTING CONCRETE. SEE TYPICAL DETAIL SHEET FOR SCHEDULE AND DETAILS.
- PROVIDE 3-2x POST AT THE ENDS OF ALL WALLS, WALL INTERSECTIONS AND UNDER MULTI-PLY JOISTS / BEAMS UNLESS OTHERWISE INDICATED ON PLAN FOR DIRECT SUPPORT.
- WALL STUDS MAY BE CUT/NOTCHED/BORED AS FOLLOWS:
A.) MAXIMUM SIZE OF A BORED HOLE ALLOWED THROUGH A 2x6 IS 2 1/4". HOLES SHALL BE LOCATED IN THE CENTER OF THE STUD AND A MINIMUM SPACING BETWEEN ADJACENT HOLES IS 8".
B.) NOTCHES INTO THE SIDE OF A 2x6 STUD SHALL BE NO GREATER THAN 2 1/4" DEEP. MINIMUM SPACING OF NOTCHES SHALL BE 8".
C.) ALL OTHER HOLES AND/OR NOTCHES SHALL BE REINFORCED WITH SIMPSON STRONG-TIE HSS2-SDS1.5 STUD SHOES W/ 12- SDS25112 SCREWS.
- WHERE STUDS IN BEARING AND SHEAR WALLS INTERFERE WITH VERTICAL PIPE RUNS, STUDS MAY BE SHIFTED TO AVOID THE PIPE(S). HOWEVER, ADDITIONAL STUDS SHALL BE ADDED SO THAT THE MAXIMUM STUD SPACING DOES NOT EXCEED 16" O.C.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND EXECUTION OF ALL TEMPORARY SHORING AND BRACING, AND TEMPORARY EARTH RETENTION SYSTEMS, DURING THE ENTIRE CONSTRUCTION PERIOD, AS REQUIRED, TO PREVENT DAMAGE TO PERSONS OR PROPERTY.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT SIZES AND LOCATIONS OF ANY FOUNDATION WALL PENETRATIONS (MECHANICAL OR OTHERWISE). THE CONTRACTOR SHALL COORDINATE THE SIZES AND LOCATIONS OF ANY FOUNDATION WALL PENETRATIONS WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS.
- CONCRETE ELEVATION SHALL BE AS NOTED ON PLAN. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB ELEVATIONS, SLOPES, CURBS, PADS, OPENINGS, AND DEPRESSIONS NOT SHOWN. COORDINATE PRIOR TO SHOP DRAWING SUBMITTAL.
- CONSTRUCTION JOINTS IN ALL CONCRETE FOUNDATION WALLS SHALL NOT EXCEED 40 LINEAR FEET, UNLESS CONTROL JOINTS ARE PROVIDED TO MEET SAME.
- CONTRACTOR SHALL SUBMIT A CONSTRUCTION/CONTROL LAYOUT PLAN USING THE FOLLOWING RULES:
A. DEPTH OF CONTROL JOINTS = 1".
B. TOTAL AREA OF CONCRETE BETWEEN CONTROL JOISTS SHALL NOT EXCEED 225 SQUARE FEET.
C. ASPECT RATIO OF CONCRETE BETWEEN CONTROL JOISTS SHALL NOT EXCEED 1.5 TO 1.
D. PROVIDE A CONTROL JOINT AT ALL RE-ENTRANT CORNERS.
E. PROVIDE ADDITIONAL REINFORCEMENT AT ALL CONSTRUCTION JOINTS PER THE TYPICAL DETAILS.
- indicates a STEP IN FOOTING. REFER TO TYPICAL DETAILS FOR ADDITIONAL REINFORCING REQUIRED AT STEPS.
- STEEL POSTS EMBEDDED IN WALLS SHALL BE CONNECTED TO THE WALLS PER THE TYPICAL DETAILS ON SHEET S-005.

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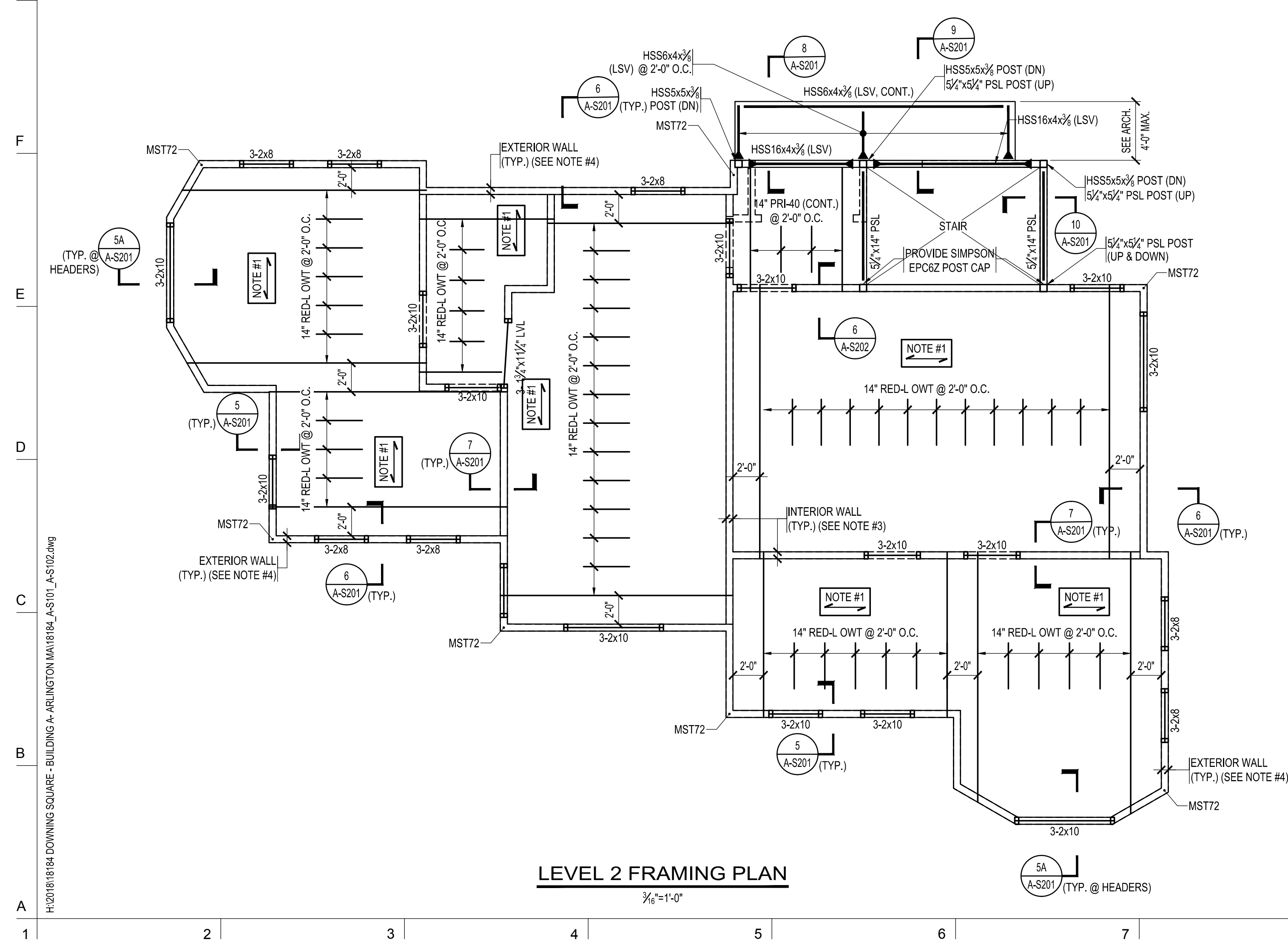


Project
DOWNING SQUARE: BUILDING A
19R PARK AVE, ARLINGTON, MA 02474

Title
LEVEL 1 AND FOUNDATION PLAN

Designed TAL	Drawing No.
Checked TAL	
Project No. 16045.00	
Scale AS NOTED	
Date 10.31.18	

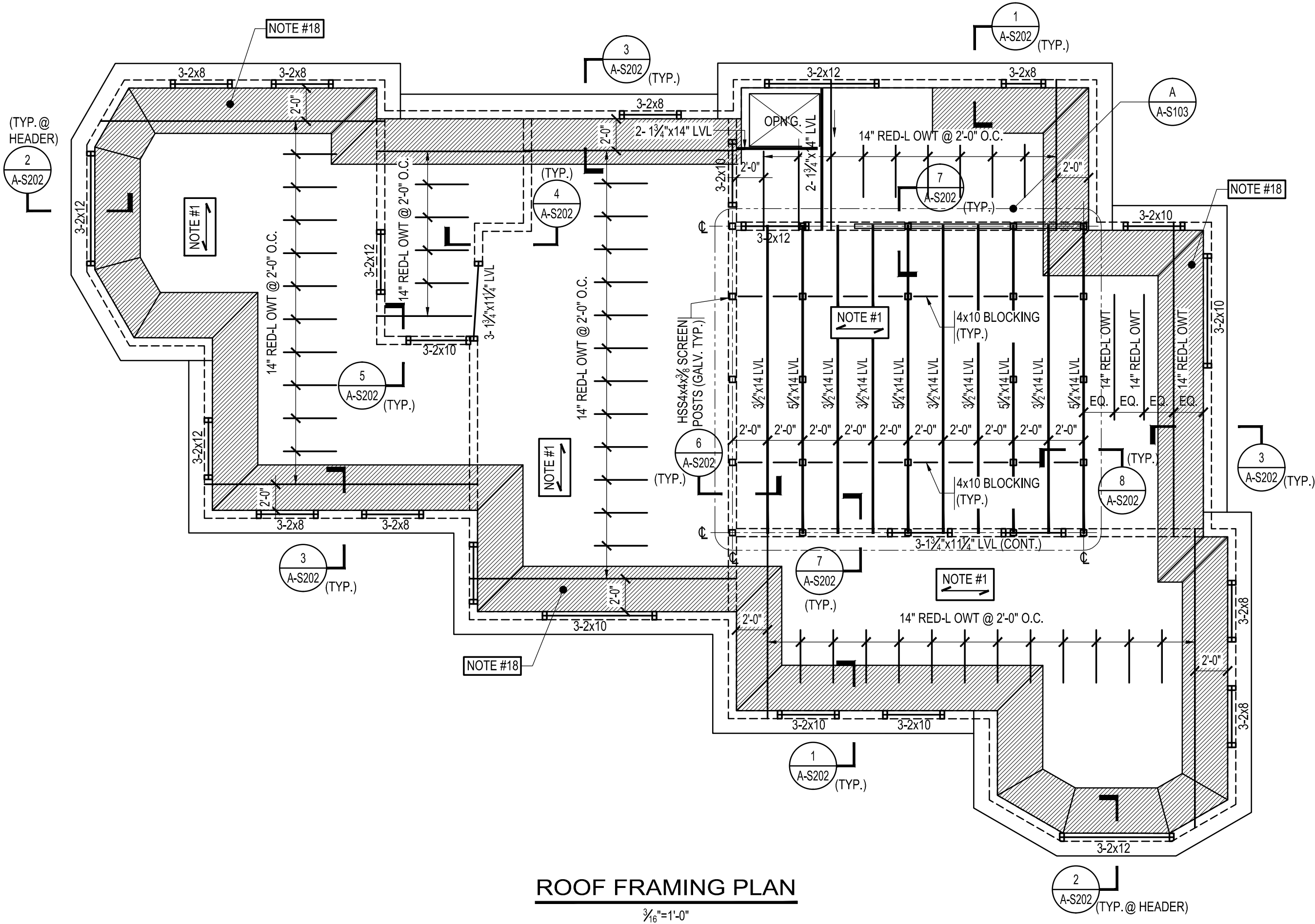
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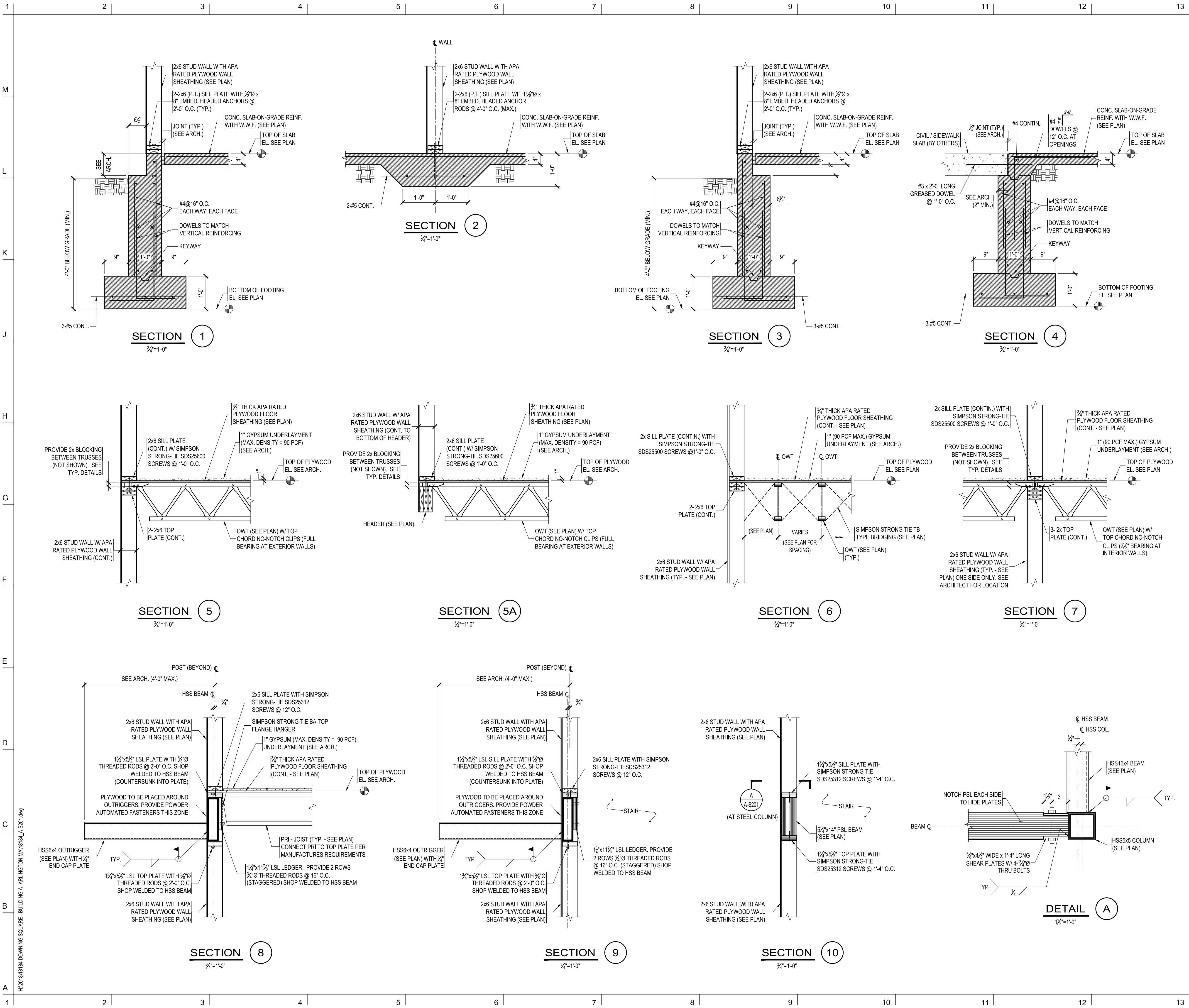


19. REFER TO DRAWINGS A-S001 THROUGH A-S005 FOR GENERAL NOTES AND TYPICAL DETAILS.

20. SEE TYPICAL DETAILS FOR CONNECTIONS BETWEEN STEEL POSTS AT WOOD WALLS.

A-S102





NOTES

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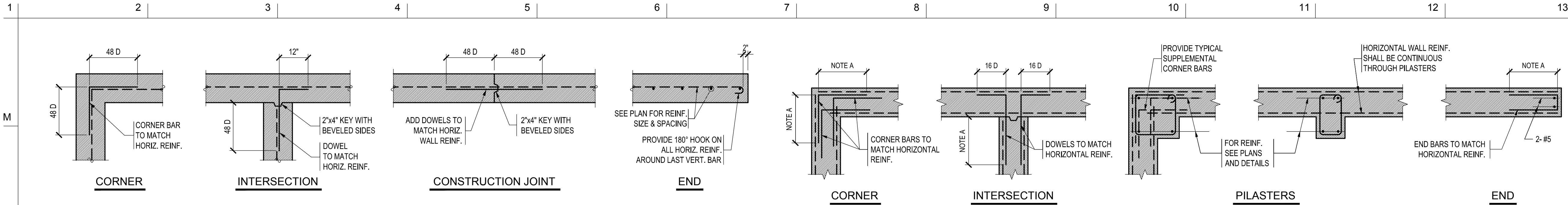


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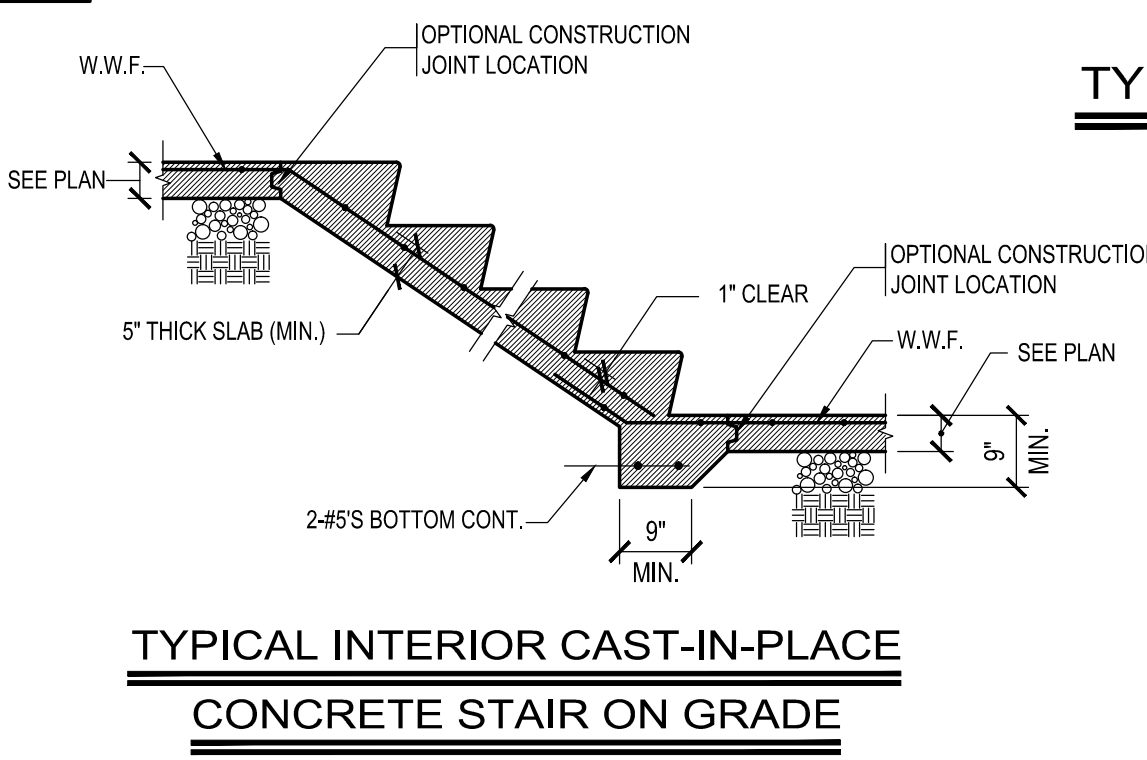
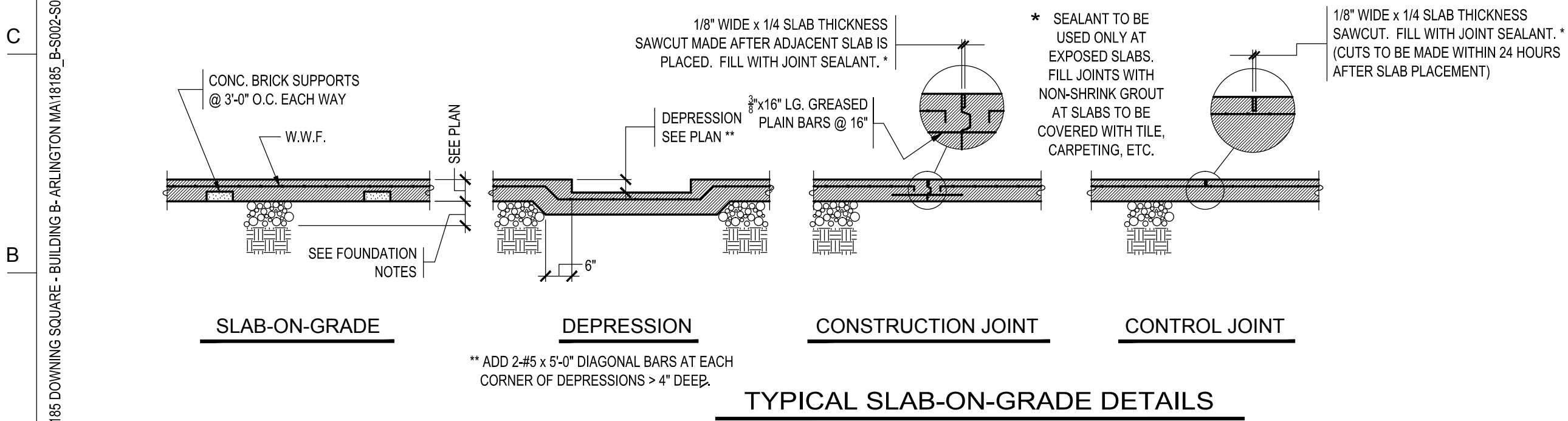
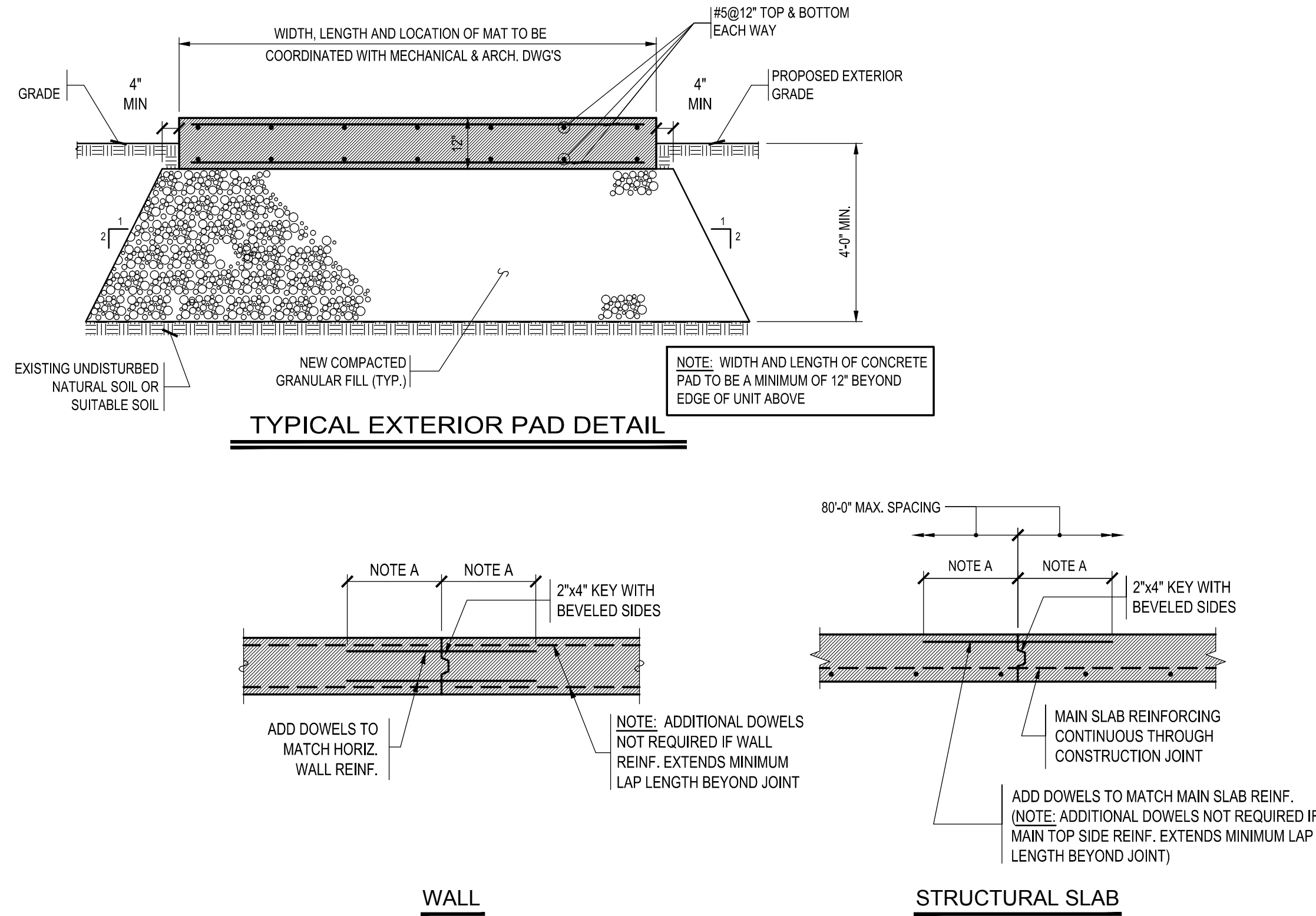
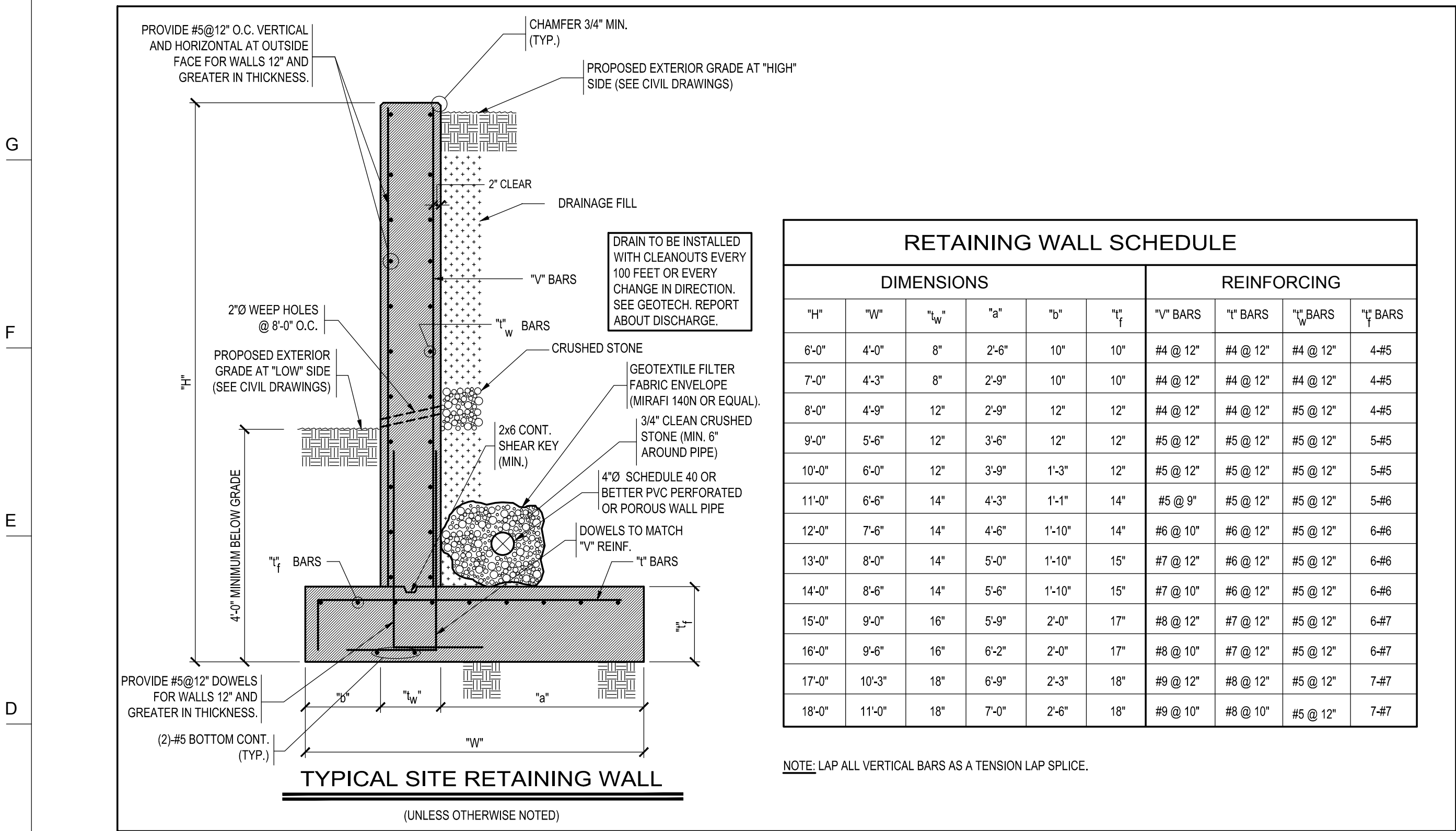
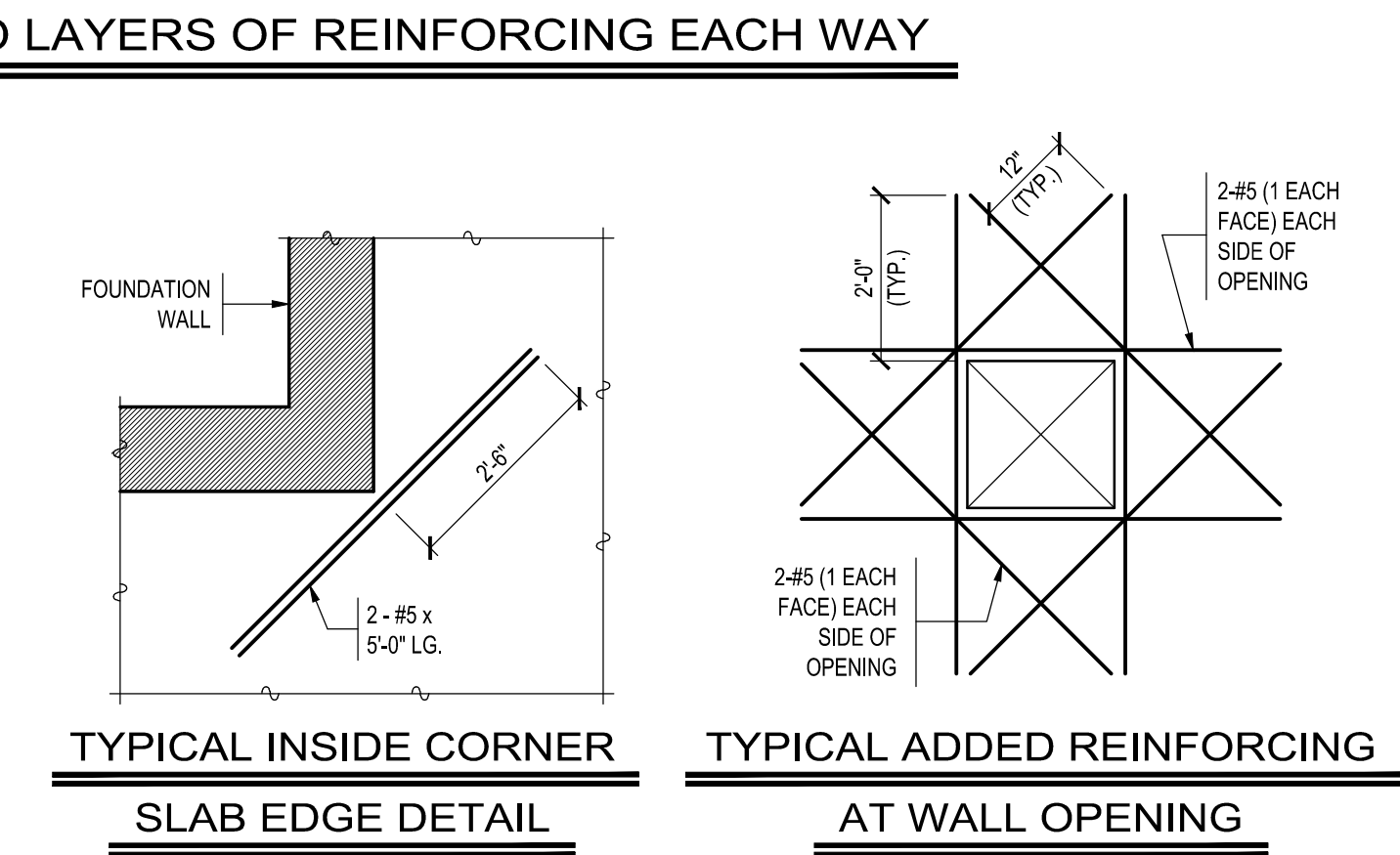
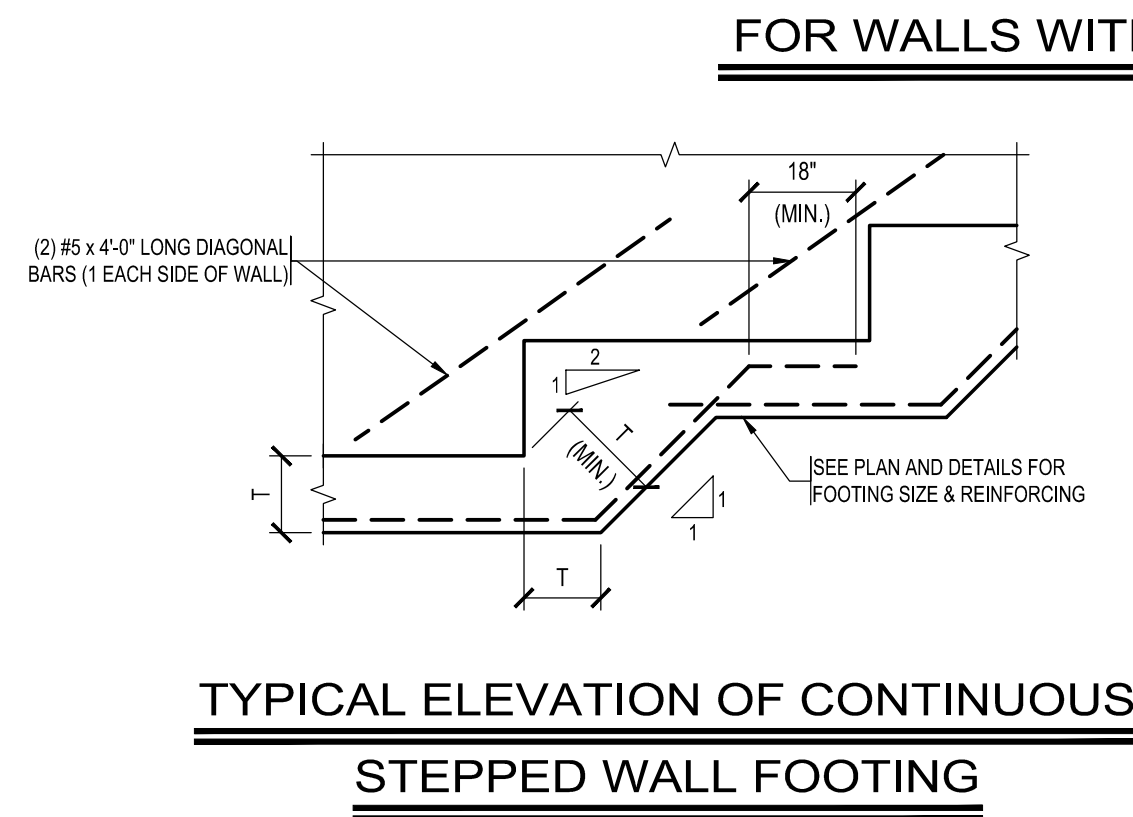
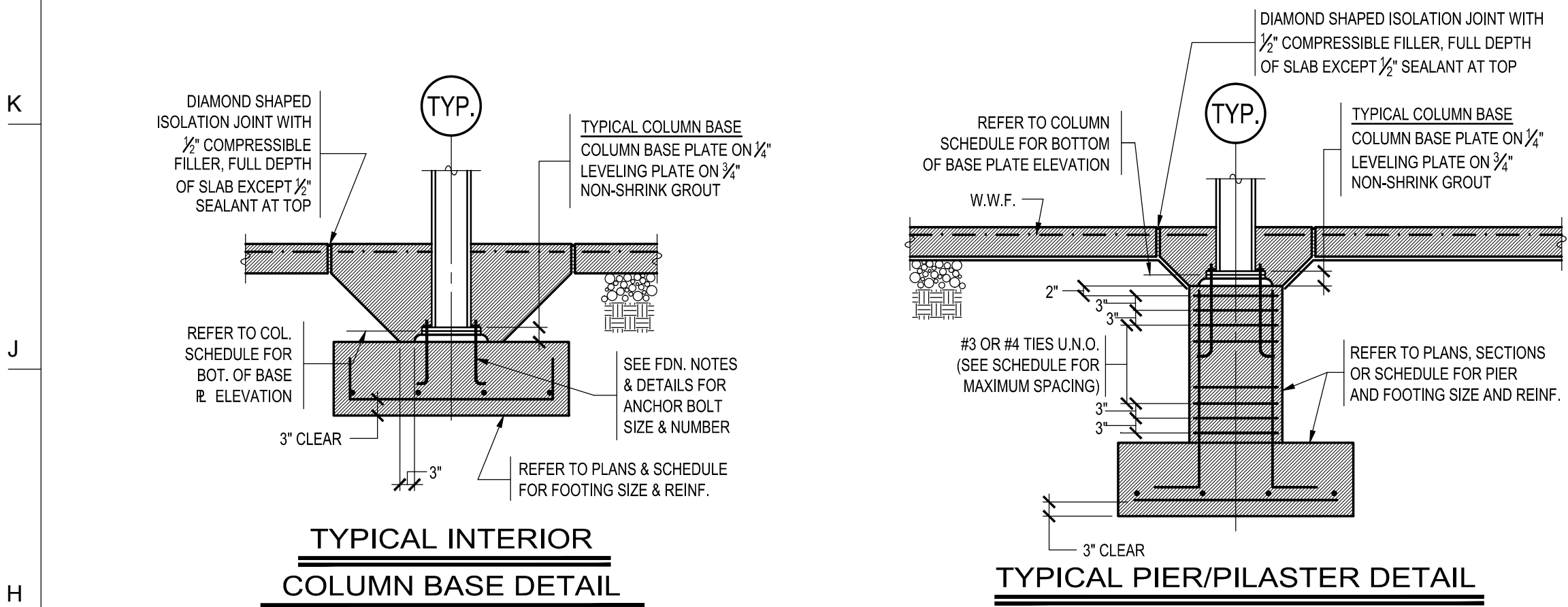
Title
SECTIONS

Designed TAL	Drawing No.
Checked TAL	
Project No. 16045.00	
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Date 10.31.18	

A-S201



TYPICAL CONCRETE WALL DETAILS
FOR WALLS WITH SINGLE LAYER OF REINFORCING EACH WAY



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Project
DOWNING SQUARE: BUILDING B
19R PARK AVE, ARLINGTON, MA 02474

Title
TYPICAL DETAILS

Designed TAL	Drawing No.
Checked TAL	
Project No. 16045.00	
Scale NONE	
Date 10.31.18	

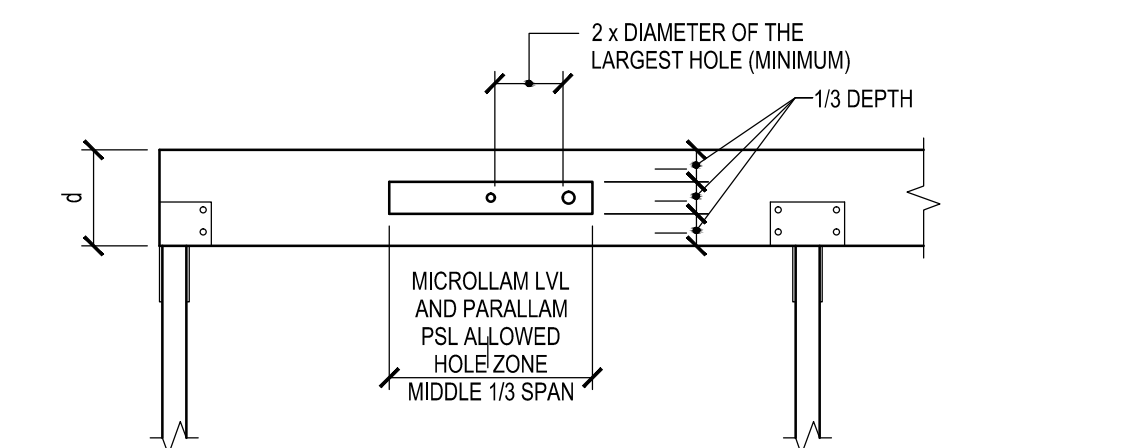
B-S002

REBAR DEVELOPMENT AND LAP SPLICE LENGTHS

LENGTHS (IN INCHES) BASED ON $f_c=4000$ PSI AND NORMAL WEIGHT CONCRETE											
		BAR SIZE	#3	#4	#5	#6	#7	#8	#9	#10	#11
			BAR TYPE								
DEVELOPMENT LENGTH	TENSION	TOP BARS	19	25	31	37	54	62	70	79	87
		OTHER BARS	15	19	24	29	42	48	54	61	67
	COMPRESSION	ALL BARS	8	10	12	15	17	19	22	25	27
		TENSION	TOP BARS	25	33	41	49	71	81	91	102
COMPRESSION	OTHER BARS		19	25	31	37	54	62	70	79	87
	UPRICE LENGTH	COMPRESSION	ALL BARS	12	15	19	23	27	30	34	39

NOTES:

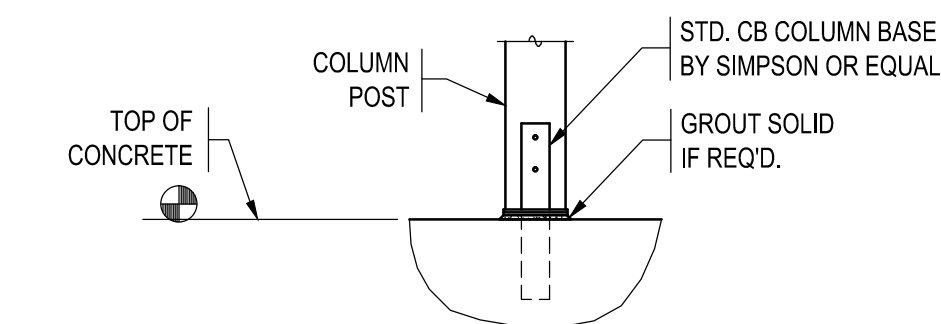
1. LENGTHS ARE BASED ON $f_y = 60$ KSI, $f_c = 4000$ PSI, AND NORMAL WEIGHT CONCRETE. WHERE LIGHTWEIGHT AGGREGATE CONCRETE IS SPECIFIED, MULTIPLY THE ABOVE TENSION VALUES BY A FACTOR OF 1.3.
2. TOP BARS ARE HORIZONTAL BARS SO PLACED THAT MORE THAN 12" OF FRESH CONCRETE IS PLACED IN THE MEMBER BELOW THE BAR.
3. TENSION LAP SPlice LENGTHS ARE FOR "CLASS B" SPlices PER ACI 318. LESSER SPlice LENGTHS MAY BE SUBMITTED BY THE CONTRACTOR PROVIDED FULL CALCULATIONS AND REFERENCE TO THE APPLICABLE PORTIONS OF THE LATEST EDITION OF ACI 318 ACCOMPANY THE SUBMITTAL.
4. WHERE BARS OF DIFFERENT SIZES ARE SPliced, LAP SPlice LENGTH SHALL BE AS REQUIRED FOR THE LARGEST BAR.



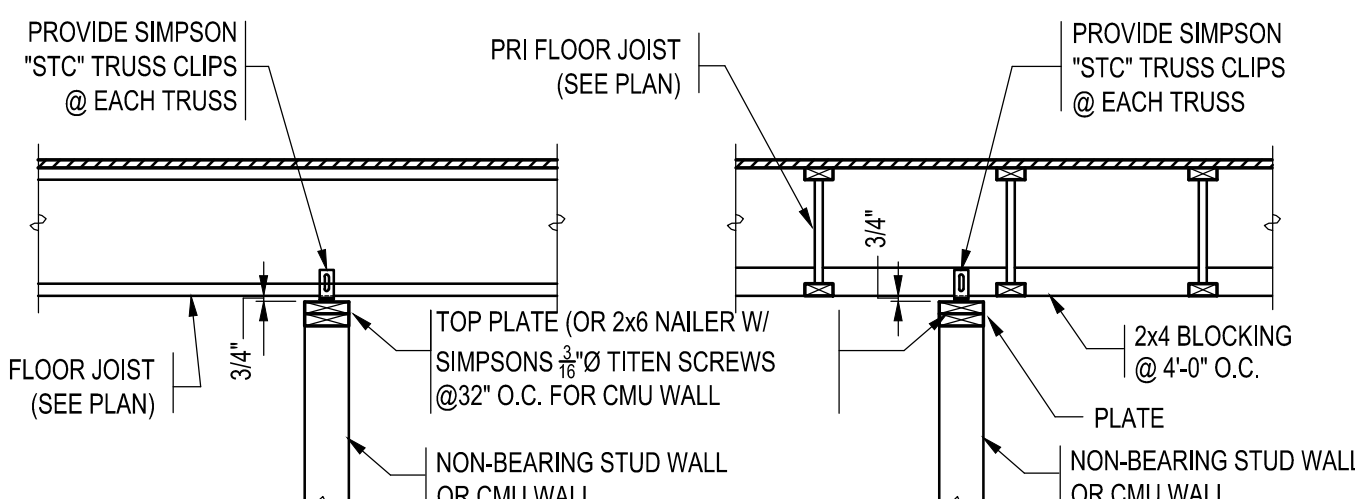
<u>NOTES:</u>	
1. ALLOWED HOLE ZONE SUITABLE FOR UNIFORMLY LOADED HEADERS AND BEAMS ONLY.	
2. ROUND HOLES ONLY.	
3. NO HOLES IN CANTILEVERS.	
4. NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.	

HEADER DEPTH (d)	MAXIMUM ROUND HOLE SIZE
4 $\frac{3}{8}$ "	1"
5 $\frac{1}{2}$ "	1 $\frac{3}{4}$ "
7 $\frac{1}{4}$ " to 20"	2"

ALLOWABLE HOLES IN LVL AND PSL HEADERS AND BEAMS

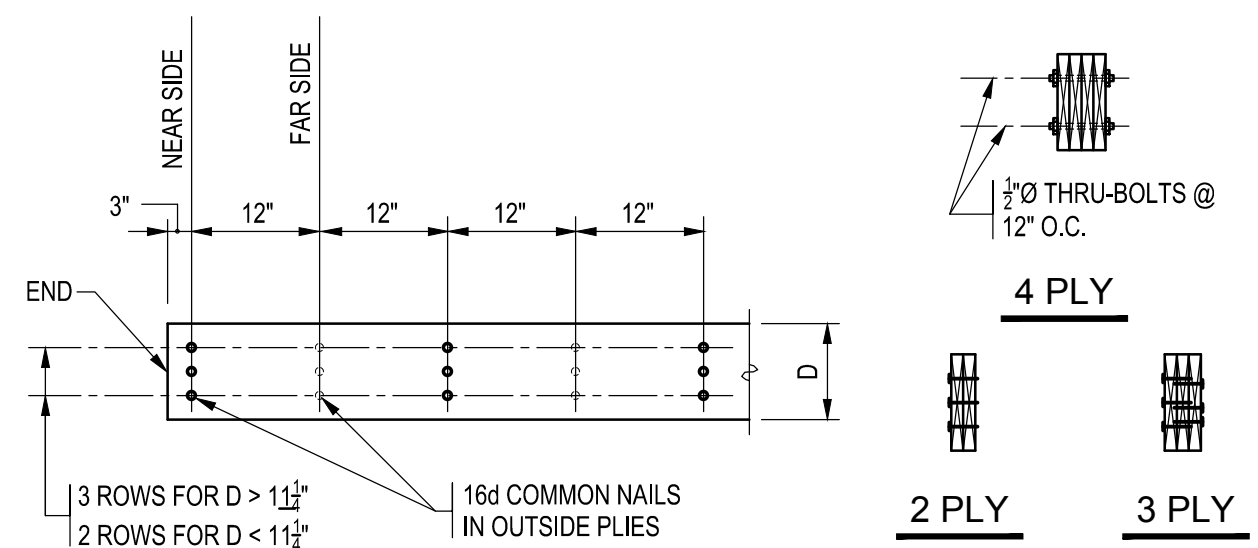


TYPICAL WOOD POST
BASE CONNECTION DETAIL

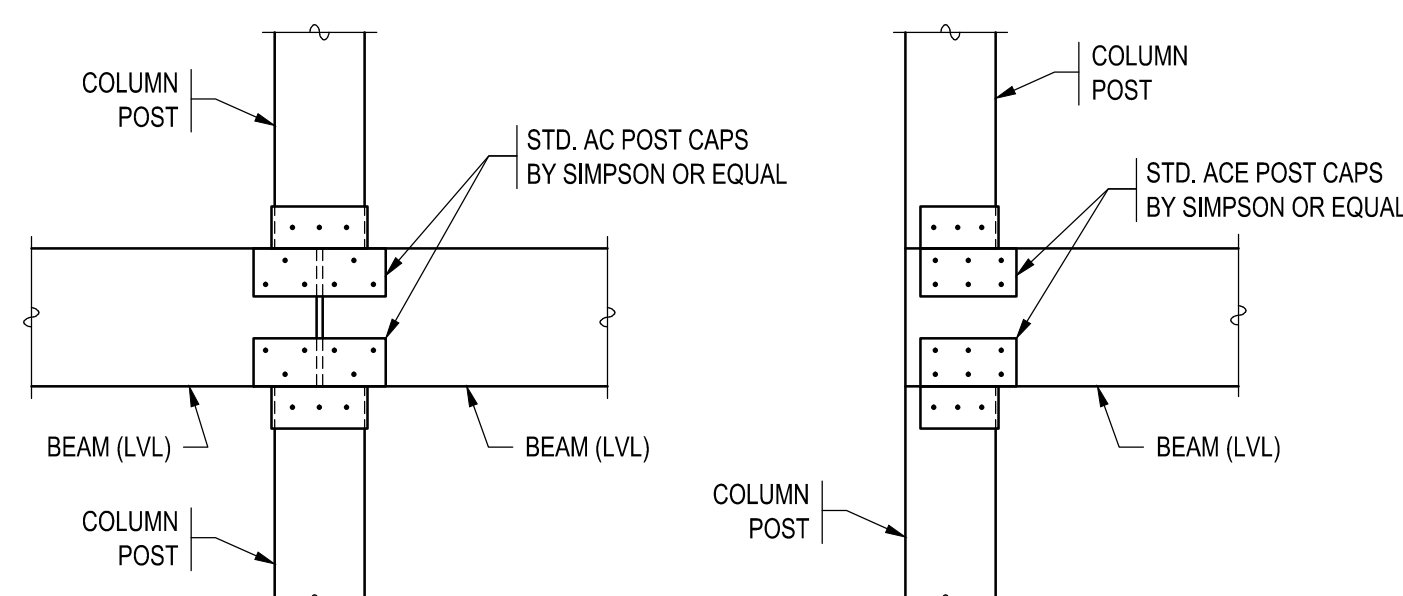


PERPENDICULAR TO TRUSSES PARALLEL TO TRUSSES

TYPICAL FRAMING AT NON-BEARING PARTITIONS



TYPICAL BUILT-UP BEAM DETAIL
(LVL OR DIMENSIONAL LUMBER)



AT INTERIOR CONNECTION

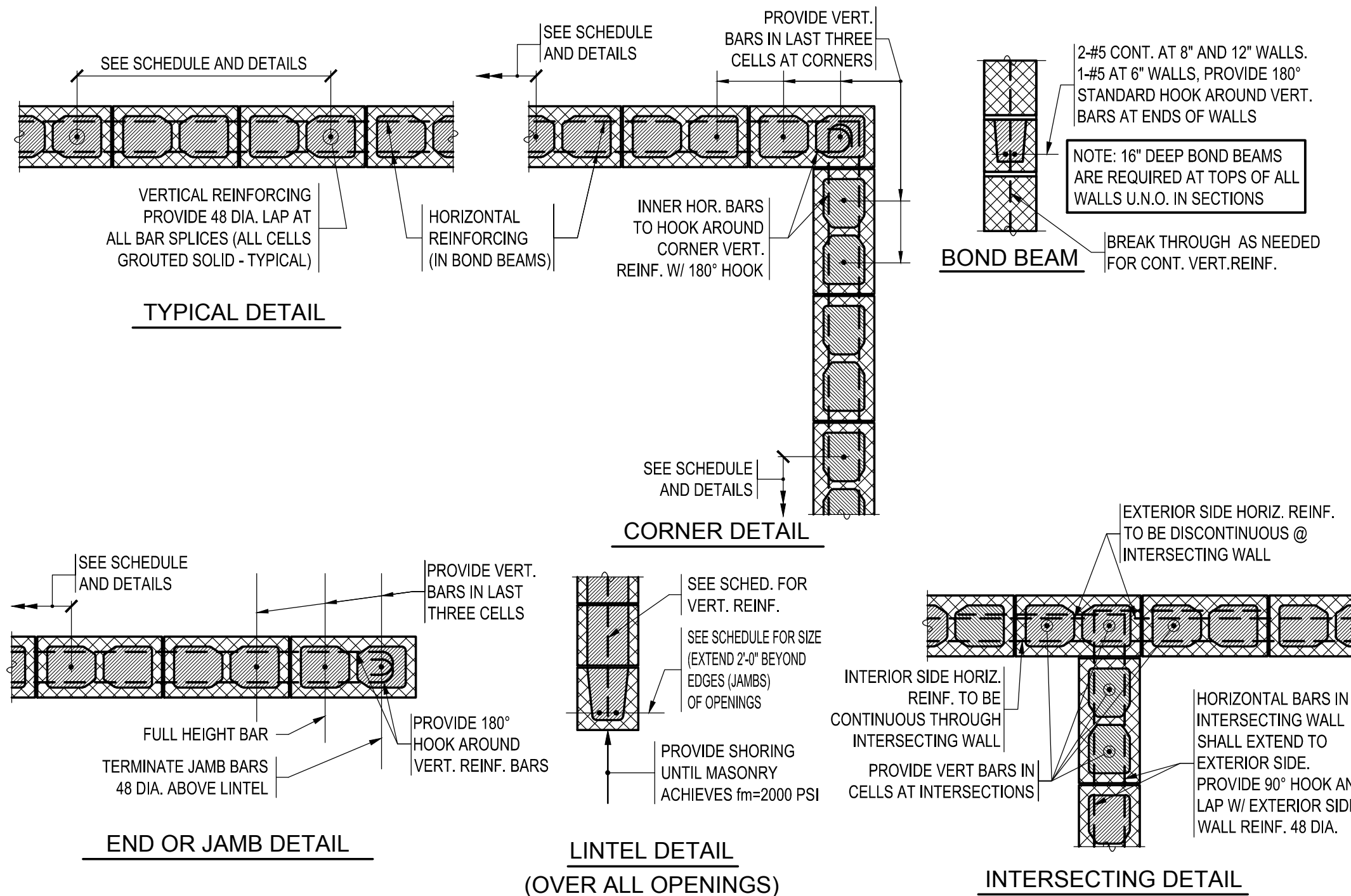
AT END CONNECTION

TYPICAL POST/BEAM CONNECTION DETAILS

MINIMUM CONCRETE MASONRY WALL REINFORCING SCHEDULE

WALL LOCATION	WALL THICKNESS	VERT. REINF.	GROUT REQUIREMENTS	HORIZ. TRUSS-TYPE REINFORCING
ALL CMU WALLS SHOWN ON STRUCTURAL DRAWINGS	8"	#5 @ 24"	FULLY GROUTED	2-#5 BOND BEAMS @ 4'-0" MAX.
NOTE: REFER TO PLANS & SECTIONS FOR ANY REINFORCING REQUIREMENTS MORE STRINGENT THAN IN THIS SCHEDULE.				

NOTE: REFER TO PLANS & SECTIONS FOR ANY REINFORCING REQUIREMENTS MORE STRINGENT THAN IN THIS SCHEDULE

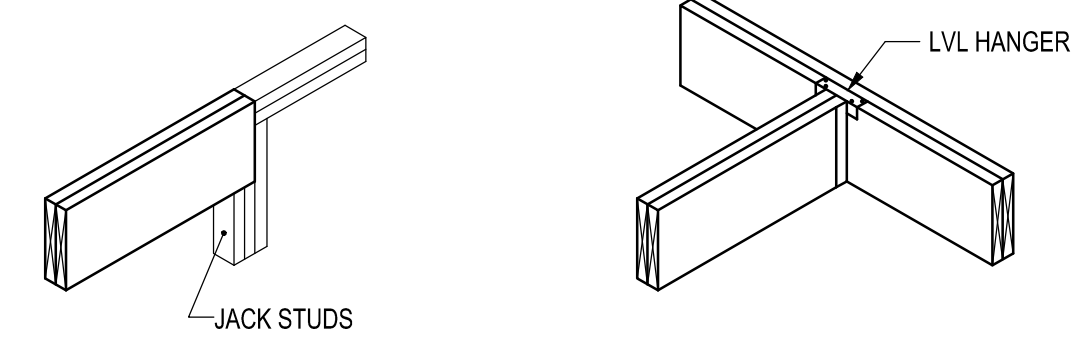


BRICK LINTEL SCHEDULE (SIMPLE SPANS)

MASONRY OPENING	LINTEL SIZE
UP TO 3'-0"	L 3 1/2 x 3 1/2 x 5/16
3'-1" TO 4'-6"	L 4 x 3 1/2 x 5/16 (4" LEG VERT.)
4'-7" TO 6'-0"	L 5 x 3 1/2 x 5/16 (5" LEG VERT.)
6'-1" TO 8'-0"	L 6 x 3 1/2 x 5/16 (6" LEG VERT.)

NOTES:

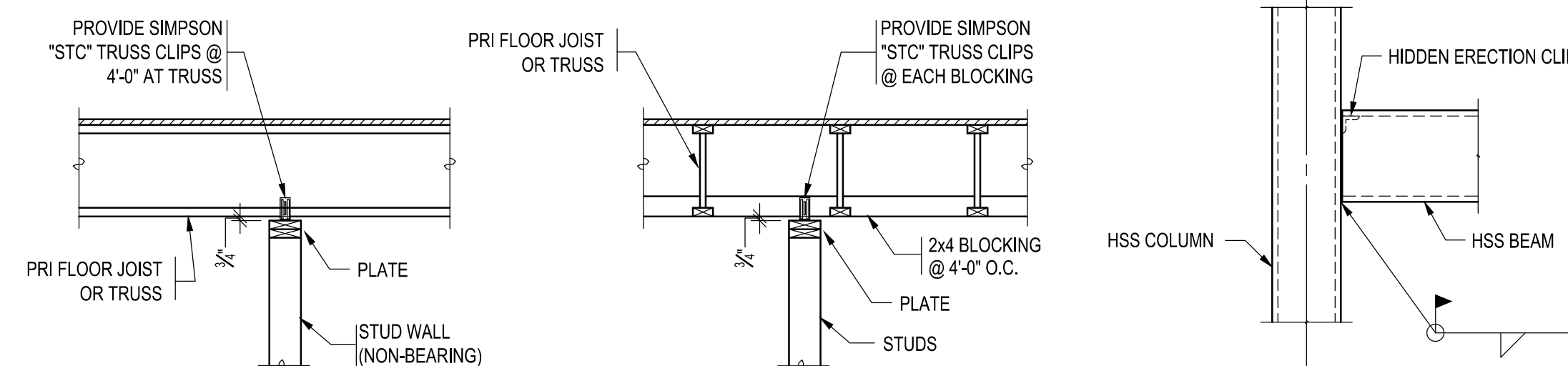
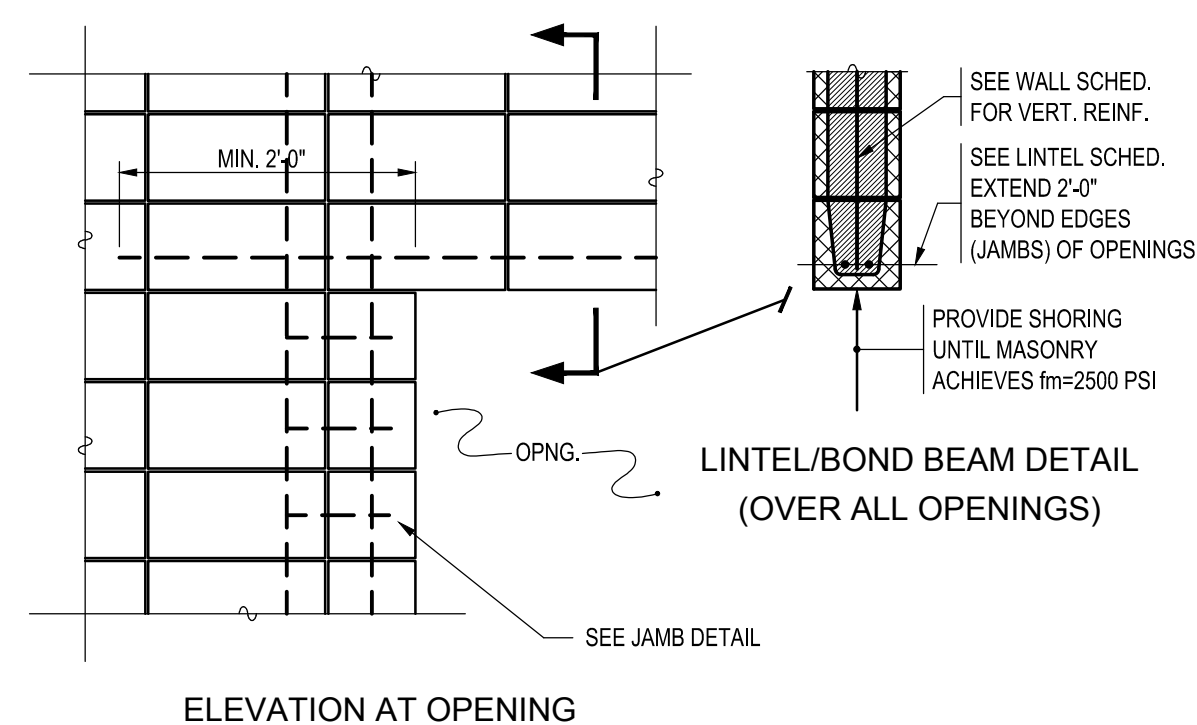
1. PROVIDE LINTELS OVER ALL OPENINGS EXCEPT WHERE LINTEL BLOCKS ARE PROVIDED OR AS OTHERWISE SHOWN ON THE PLANS.
2. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS. FOR 6" WALLS PROVIDE TEE OR BUILT-UP SECTION WITH PROPERTIES EQUAL TO OR GREATER THAN 1 1/2 TIMES ANGLE PROPERTIES FOR 4" WALL THICKNESS.
3. PROVIDE 8° OF BEARING EACH END OF ALL LINTELS.
4. ALL EXTERIOR LINTELS SHALL BE HOT DIP GALVANIZED.
5. PROVIDE CURVED LINTELS AT ARCHED OPENINGS WHERE REQUIRED BY THE ARCHITECTURAL DRAWINGS.



TYPICAL LVL DETAILS

CMU LINTEL SCHEDULE FOR LOAD BEARING AND SHEAR WALLS

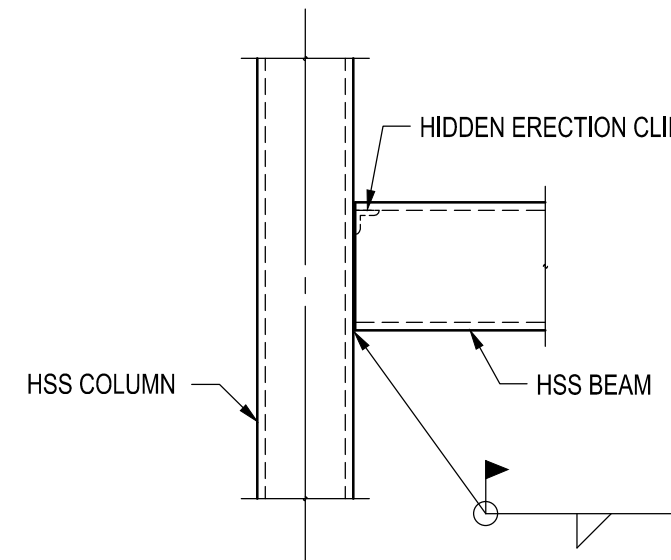
WIDTH (W)	DEPTH (D)	MASONRY OPENING	REINF.
8"	16"	UP TO 6'-0"	2-#5
8"	16"	6'-0" TO 7'-0"	2-#6
8"	24"	7'-0" TO 10'-0"	2-#6



PERPENDICULAR TO JOISTS OR TRUSSES

PARALLEL TO JOISTS OR TRUSSES

TYPICAL FRAMING AT NON-BEARING WOOD PARTITIONS



TYPICAL HSS BEAM TO HSS COLUMN CONNECTION

NOTES

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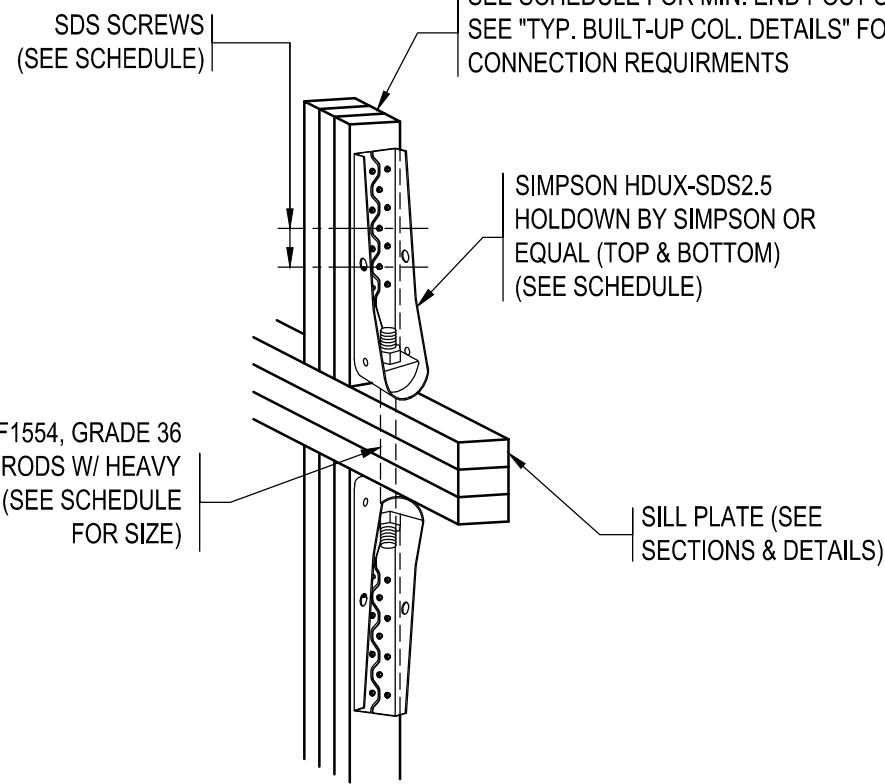


Project **DOWNING SQUARE: BUILDING B**
19R PARK AVE, ARLINGTON, MA 02474

Title	TYPICAL DETAILS
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Designed TAL
Checked TAL
Project No. 16045.00
Scale NONE
Date 10.31.18

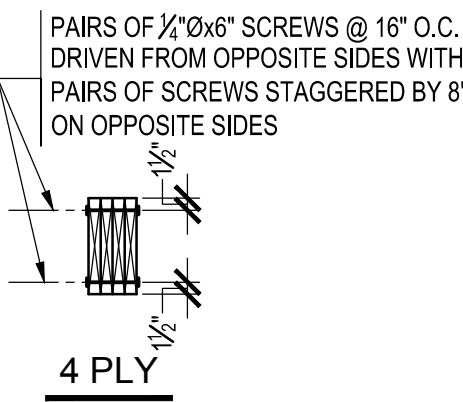
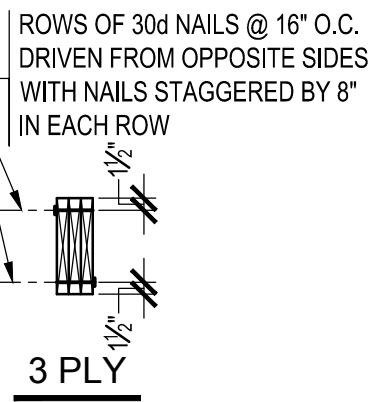
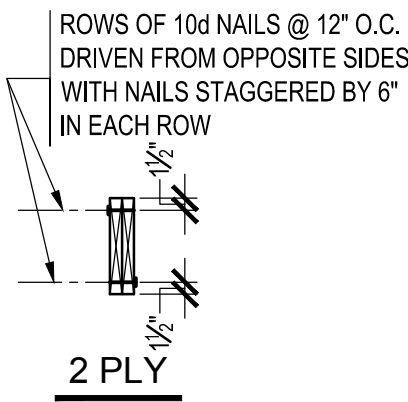
B-S003



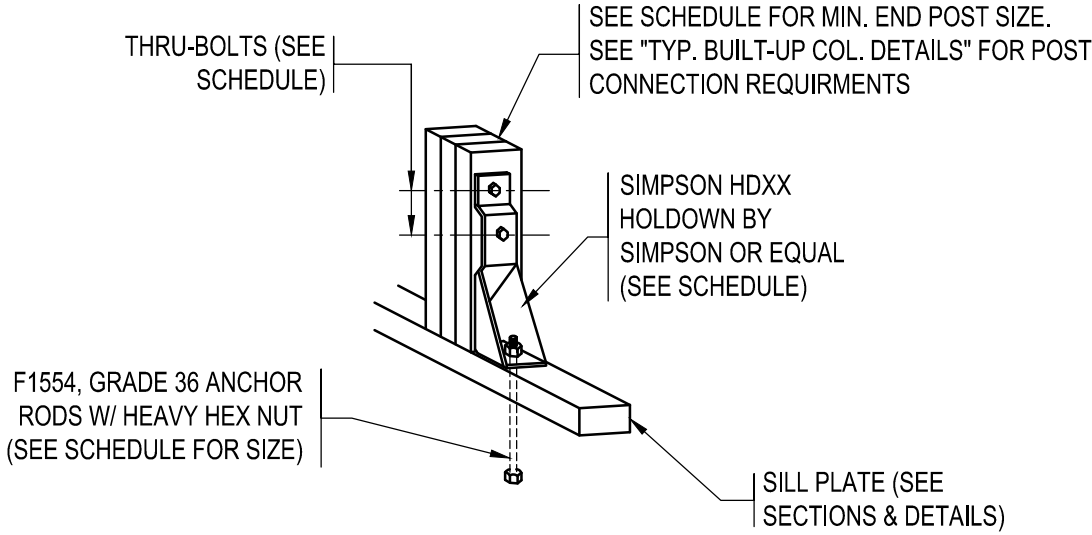
TYPICAL STUD WALL HOLDOWN BETWEEN FLOOR DETAILS

(SEE PLANS FOR LOCATIONS)

TYP. HOLD DOWN SCHEDULE				
HOLD DOWN SIZE (FROM PLAN)	END MIN. POST SIZE	THREADED ROD SIZE	FASTENER REQUIREMENTS (TO POSTS)	ALLOWABLE TENSION LOAD
HDU2 - SDS2.5	2-2x (MIN.)	3/8" Ø A36	6 - SDS 1/4"x2 1/2"	3075 ^{lbs}
HDU4 - SDS2.5	2-2x (MIN.)	3/8" Ø A36	10 - SDS 1/4"x2 1/2"	4565 ^{lbs}
HDU5 - SDS2.5	2-2x (MIN.)	3/8" Ø A36	14 - SDS 1/4"x2 1/2"	5645 ^{lbs}
HDU8 - SDS2.5	3-2x (MIN.)	7/8" Ø A36	20 - SDS 1/4"x2 1/2"	7870 ^{lbs}
HDU11 - SDS2.5	4-2x (MIN.)	1" Ø A36	30 - SDS 1/4"x2 1/2"	9535 ^{lbs}
HDU14 - SDS2.5	5-2x (MIN.)	1" Ø A36 WITH HEAVY HEX NUT	36 - SDS 1/4"x2 1/2"	14375 ^{lbs}



TYPICAL BUILT-UP COLUMN AND POST DETAILS



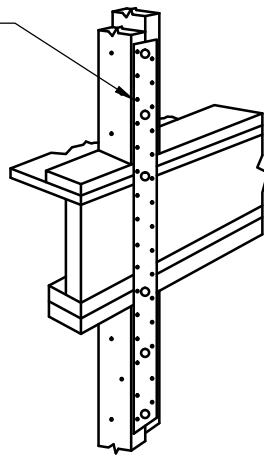
INTO SOLID CONC. WALL & FOOTINGS W/ 20" MIN. THICKNESS

TYPICAL STUD WALL HOLDOWN DETAILS AT WALL BASES

(SEE PLANS FOR LOCATIONS)

TYP. HOLD DOWN SCHEDULE			
HOLD DOWN SIZE (FROM PLAN)	END MIN. POST SIZE	HOLD DOWN TO POST CONNECTION	ANCHOR SIZE
HD3B	3-2x (MIN.)	2 - 3/4" Ø A307 (MIN.) THROUGH-BOLTS	3/8" Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT
HD5B	3-2x (MIN.)	2 - 3/4" Ø A307 (MIN.) THROUGH-BOLTS	3/8" Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT
HD7B	3-2x (MIN.)	3 - 3/4" Ø A307 (MIN.) THROUGH-BOLTS	7/8" Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT
HD9B	3-2x (MIN.)	3 - 7/8" Ø A307 (MIN.) THROUGH-BOLTS	7/8" Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT
HD12	4-2x (MIN.)	4 - 1" Ø A307 (MIN.) THROUGH-BOLTS	1 1/2" Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT
HD19	4-2x (MIN.)	5 - 1" Ø A307 (MIN.) THROUGH-BOLTS	1 1/2" Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT

MST STRAP CONNECTION END POSTS 1/2 THE TOTAL NUMBER OF NAILS TO BE APPLIED ABOVE & BELOW THE FLOOR



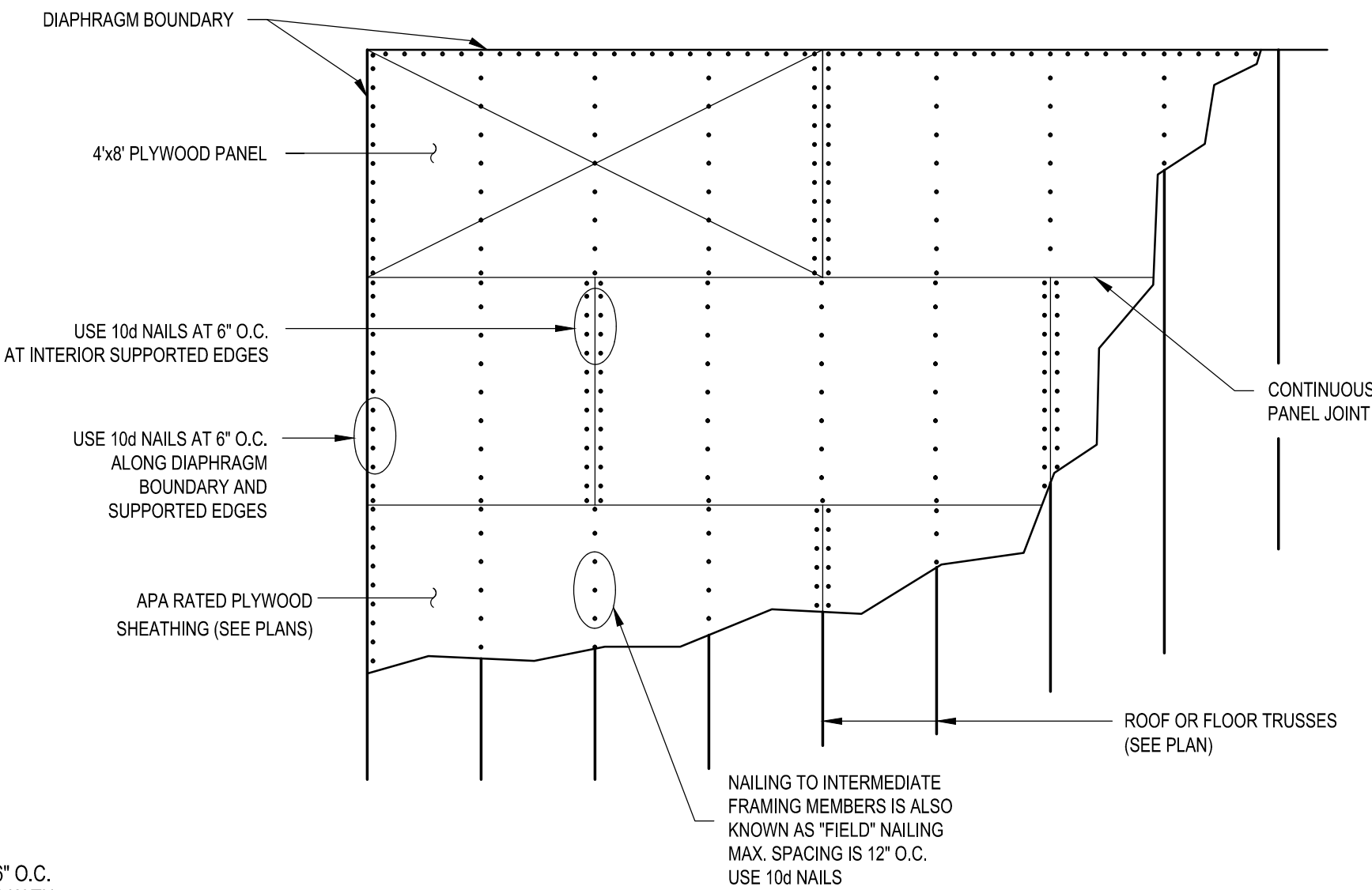
MSTXX SIMPSON STRAP TIE DETAIL

TYPICAL STD. WALL TIE BETWEEN FLOORS

(SEE PLANS FOR LOCATIONS)

TYP. MSTXX STRAP SCHEDULE (BETWEEN FLOORS)	
MST SIZE	FASTENERS
MST 27	30 - 16d NAILS
MST 37	42 - 16d NAILS
MST 48	50 - 16d NAILS
MST 60	65 - 16d NAILS
MST 72	68 - 16d NAILS

NOTE: MST STRAP TO BE APPLIED ON PLYWOOD SIDE OF WALL (NOT SHOWN)

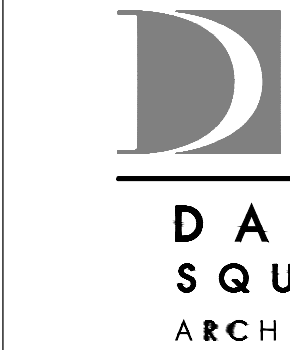


TYPICAL NAILING PATTERN PLAN AT FLOOR & ROOF DIAPHRAGMS

MINIMUM DESIGN PROPERTIES FOR PRI JOISTS					
DEPTH	JOIST SERIES	EI x 10 ⁶ (psi)	M (lb-ft)	V (lb)	MAX. END REACTION (lb) (1 1/4" BEARING)
9 1/2"	PRI-20	132	2520	1120	830
	PRI-30	159	3225	1120	945
	PRI-40	184	2735	1120	1080
	PRI-50	186	3800	1120	1015
	PRI-60	219	3780	1120	1080
11 1/8"	PRI-20	225	3265	1420	830
	PRI-30	271	4170	1420	945
	PRI-40	313	3545	1420	1200
	PRI-50	316	4915	1420	1015
	PRI-60	371	4900	1420	1200
	PRI-70	416	6595	1420	1160
	PRI-80	518	6940	1420	1280
14"	PRI-90	571	8770	1925	1400
	PRI-40	459	4270	1710	1200
	PRI-50	463	5860	1710	1015
	PRI-60	544	5895	1710	1200
	PRI-70	609	7865	1710	1160
	PRI-80	756	8360	1710	1280
16"	PRI-90	832	10,460	2125	1400
	PRI-40	625	4950	1970	1200
	PRI-50	630	6715	1970	1015
	PRI-60	739	6835	1970	1200
	PRI-70	826	9010	1970	1160
	PRI-80	1024	9690	1970	1280
18"	PRI-90	1126	11,985	2330	1400

NOTE: MAXIMUM LIVE LOAD DEFLECTION SHALL NOT EXCEED L/480.

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Project
DOWNING SQUARE: BUILDING B
19R PARK AVE, ARLINGTON, MA 02474

Title
TYPICAL DETAILS

Designed TAL
Checked TAL
Project No. 16045.00
Scale NONE
Date 10.31.18

Drawing No.

B-S004

NOTES

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Project

DOWNING SQUARE: BUILDING B
19R PARK AVE, ARLINGTON, MA 02474

Title

TYPICAL DETAILS

Designed
TAL

Checked
TAL

Project No.
16045.00


Scale
NONE

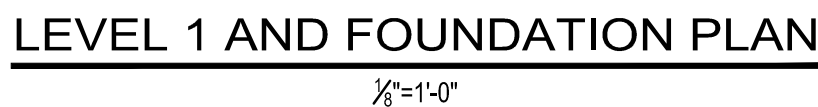
Date
10.31.18

Drawing No.

B-S005

ENGINEERED LUMBER CONNECTION SCHEDULE INTO CMU WALLS				
LVL SIZE	CLIP ANGLE SIZE & LENGTH	NUMBER OF 3/4"Ø (A307 MIN.) THRU BOLTS @ SPACING (n)	NUMBER OF 3/4"Øx6 1/2" EMBED THREADED RODS INTO SOLID GROUTED 8" (MIN.) CMU WALL UTILIZING THE HILTI HY-20 HYBRID ADHESIVE SYSTEM (PER ANGLE) @ SPACING (s)	MAX. SHEAR REACTION
2-1 1/2"x11 1/2" LVL OR 2-1 1/2"x11 1/2" LVL OR 3 1/2"x11 1/2" PSL	L5x5 1/2"x11'-1" LG. (EA. SIDE OF LVL)	3@3' O.C.	2@10' O.C.	4900 ^{9a}
2-1 1/2"x14" LVL OR 3 1/2"x14" PSL	L5x5 1/2"x11'-4" LG. (EA. SIDE)	3@3' O.C.	2@11'-1" O.C.	5400 ^{9a}
2-1 1/2"x16" LVL OR 3 1/2"x16" PSL	L5x5 1/2"x11'-7" LG. (EA. SIDE)	4@3' O.C.	3@8' O.C.	6800 ^{9a}
2-1 1/2"x18" LVL OR 3 1/2"x18" PSL	L5x5 1/2"x11'-9" LG. (EA. SIDE)	5@3' O.C.	3@9' O.C.	7000 ^{9a}
3-1 1/2"x11 1/2" LVL OR 3-1 1/2"x11 1/2" LVL OR *x11 1/2" PSL	L5x5 1/2"x11'-1" LG. (EA. SIDE)	3@3' O.C.	2@10' O.C.	5250 ^{9b}
1 1/2"x14" LVL OR *x14" PSL	L5x5 1/2"x11'-4" LG. (EA. SIDE)	3@3' O.C.	2@11'-1" O.C.	5800 ^{9b}
3-1 1/2"x16" LVL OR *x16" PSL	L5x5 1/2"x11'-6" LG. (EA. SIDE)	4@3' O.C.	3@9' O.C.	7600 ^{9b}
3-1 1/2"x18" LVL OR 5 1/2"x18" PSL	L5x5 1/2"x11'-11" LG. (EA. SIDE OF LVL)	5@3' O.C.	3@10' O.C.	7850 ^{9b}

- WHERE STUDS IN BEARING AND SHEAR WALLS INTERFERE WITH VERTICAL PIPE RUNS STUDS MAY BE SHIFTED TO AVOID THE PIPE(S). HOWEVER, ADDITIONAL STUDS SHALL BE ADDED SO THAT THE MAXIMUM STUD SPACING DOES NOT EXCEED 16" O.C.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND EXECUTION OF ALL TEMPORARY SHORING AND BRACING, AND TEMPORARY EARTH RETENTION SYSTEMS, DURING THE ENTIRE CONSTRUCTION PERIOD, AS REQUIRED, TO PREVENT DAMAGE TO PERSONS OR PROPERTY.
13. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT SIZES AND LOCATIONS OF ANY FOUNDATION WALL PENETRATIONS (MECHANICAL OR OTHERWISE). THE CONTRACTOR SHALL COORDINATE THE SIZES AND LOCATIONS OF ANY FOUNDATION WALL PENETRATIONS WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS.
14. CONCRETE ELEVATION SHALL BE AS NOTED ON PLAN. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB ELEVATIONS, SLOPES, CURBS, PADS, OPENINGS, AND DEPRESSIONS NOT SHOWN. COORDINATE PRIOR TO SHOP DRAWING SUBMITTAL.
15. CONSTRUCTION JOINTS IN ALL CONCRETE FOUNDATION WALLS SHALL NOT EXCEED 40 LINEAR FEET, UNLESS CONTROL JOINTS ARE PROVIDED TO MEET SAME.
16. AT THE TOPPING SLAB ONLY, CONTRACTOR SHALL SUBMIT A CONSTRUCTION/CONTROL LAYOUT PLAN (I.E. CONTROL JOINTS ARE NOT PERMITTED IN THE STRUCTURAL SLAB) USING THE FOLLOWING RULES:
 - A) DEPTH OF CONTROL JOISTS = $\frac{3}{4}$ ".
 - B) TOTAL AREA OF CONCRETE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 225 SQUARE FEET.
 - C) MAXIMUM DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 15'-0".
 - D) ASPECT RATIO OF CONCRETE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 1.5:1.0
 - E) PROVIDE A CONTROL JOINT AT ALL REINTRACTR CORNERS.
 - F) PROVIDE ADDITIONAL REINFORCEMENT AT ALL CONSTRUCTION JOINTS AS REQUIRED.
17. REFER TO DRAWINGS B-S001 THROUGH B-S005 FOR GENERAL NOTES AND TYPICAL DETAILS.
18. PROVIDE 16" THICK, 4000 PSI NORMAL WEIGHT CONCRETE ELEVATOR MATT SLAB REINFORCED W/ #6 @ 12" O.C. (EACH WAY, TOP AND BOTTOM). PROVIDE A MOISTURE VAPOR REDUCTION ADMIXTURE IN THE ELEVATOR PIT SLAB.
19. CONTRACTOR TO COORDINATE EXACT LOCATIONS OF ALL SLAB PENETRATIONS PRIOR TO SHOP DRAWING SUBMITTAL. SEE GENERAL NOTES FOR SPACING AND REINFORCEMENT REQUIREMENTS. SEE TYPICAL DETAILS FOR LARGER OPENINGS. IN LOCATIONS WHERE MEP LINES INTERFERE WITH AN INTERIOR FOUNDATION WALL, THE FOUNDATION WALL SHALL BE OMITTED TO ACCOMMODATE THE MEP LINES.
20.  INDICATES A STEP IN FOOTING. REFER TO TYPICAL DETAILS FOR ADDITIONAL REINFORCING REQUIRED AT STEPS.


$$\frac{1}{8}'' = 1' - 0''$$

DO NOT SCALE DRAWINGS.

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Project **DOWNING SQUARE: BUILDING B**
19R PARK AVE, ARLINGTON, MA 02474

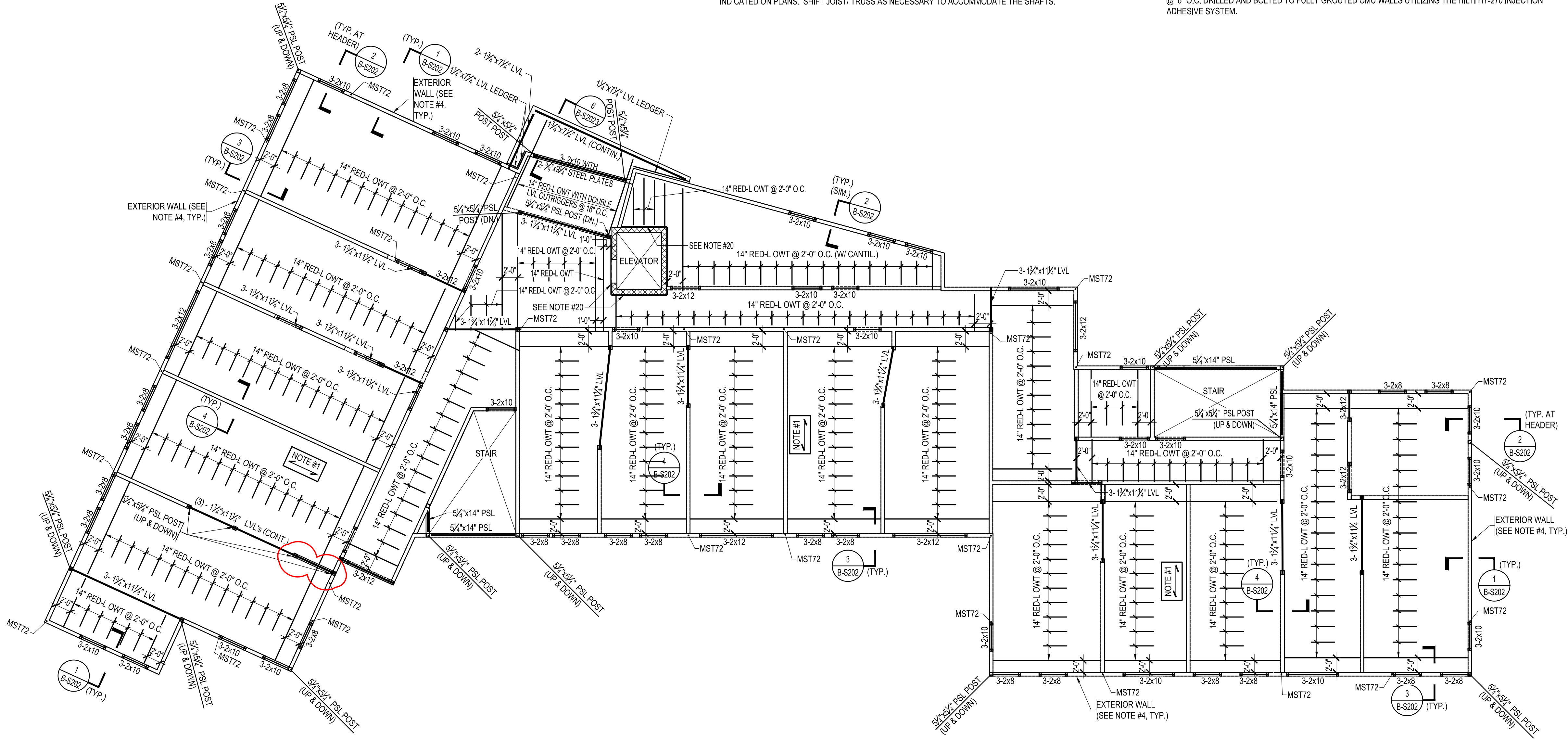
Title LEVEL 1 AND FOUNDATION PLAN

Designed	TAL
Checked	TAL
Project No.	16045.00
Scale	AS NOTED
Date	10.31.18

Following No

B-S101

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LEVEL 2 FRAMING PLAN
1/8"=1'-0"

LEVEL 2 FRAMING NOTES:

- INDICATES SPAN DIRECTION OF 5/8" APA RATED STRUCTURAL I PLYWOOD FLOOR SHEATHING GLUED AND NAILED (10d NAILS @ 6" O.C.) TO SUPPORTING MEMBERS (UNLESS OTHERWISE NOTED ON PLAN). PROVIDE 1" THICK GYPSUM UNDERLAYMENT (MAX. DENSITY = 90 PCF) OVER PLYWOOD SHEATHING. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- "RED-X OWT" INDICATES OPEN-WEB TRUSSES BY RedBUILT WITH SAWN LUMBER OR ENGINEERED LUMBER TOP CHORDS AND STEEL TUBE WEBS THAT COMPLY WITH ICC-ES ESR-1774 (OR APPROVED EQUAL).
- UNLESS OTHERWISE NOTED, INTERIOR BEARING WALLS SHALL BE COMPRISED OF 2x6 WOOD STUDS SPACED @ 16" O.C. W/ 5/8" APA RATED STRUCTURAL I PLYWOOD WALL SHEATHING (ONE SIDE ONLY). PROVIDE 2x6 BLOCKING AT HORIZONTAL PLYWOOD JOINTS. FASTEN EDGES OF SHEATHING TO STUDS, BLOCKING AND EACH PLY OF PLATES AND SILLS WITH 10d NAILS @ 6" O.C. UNLESS OTHERWISE NOTED THUSLY [X] ON PLAN, FASTEN SHEATHING TO INTERMEDIATE STUDS WITH 10d NAILS @ 6" O.C.
- EXTERIOR WALLS SHALL BE COMPRISED OF 2x6 WOOD STUDS SPACED AT 16" O.C. W/ 5/8" APA RATED STRUCTURAL I PLYWOOD WALL SHEATHING (ONE SIDE ONLY). FASTEN EDGES OF SHEATHING TO STUDS, BLOCKING AND EACH PLY OF PLATES AND SILLS WITH 10d NAILS @ 6" O.C. UNLESS OTHERWISE NOTED THUSLY [X] ON PLAN, FASTEN SHEATHING TO INTERMEDIATE STUDS WITH 10d NAILS @ 6" O.C.
- HEADERS OVER OPENINGS IN EXTERIOR WALLS SHALL BE 3-1/2"x11/2" LVL (U.O.N. ON PLAN). PROVIDE 4-2x JAMB POSTS (2 JACKS, 2 KINGS) AT EACH END.
- HEADERS OVER OPENINGS IN INTERIOR BEARING WALLS SHALL BE 3-1/2"x11/2" LVL (U.O.N. ON PLAN). PROVIDE 3-2x JAMB POSTS (2 JACKS, 1 KING) AT ALL HEADER SUPPORTS.
- PROVIDE 3-2x POST AT THE ENDS OF ALL WALLS, WALL INTERSECTIONS AND UNDER MULTI-PLY JOISTS/ TRUSSES/ BEAMS UNLESS OTHERWISE INDICATED ON PLAN FOR DIRECT SUPPORT.
- PROVIDE SIMPSON STRONG-TIE TB TYPE BRIDGING (OR EQUAL) BETWEEN JOISTS/ TRUSSES @ 8'-0" O.C. (MAX.). JOIST/ TRUSS MANUFACTURER TO DESIGN AND SUPPLY ANY ADDITIONAL SAFETY BRACING AS NEEDED FOR ERECTION.
- JOIST/ TRUSS MANUFACTURER TO DESIGN JOIST/ TRUSS CONNECTIONS AND ACCESSORIES FOR THE GENERAL LOADS NOTED ON SHEET B-S001 IN ADDITION TO SPECIFIC LOADS INDICATED ON THIS SHEET AND/OR IN SECTIONS.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT OTHERWISE SHOWN ON THIS DRAWING.
- COORDINATE SIZES AND LOCATIONS OF SHAFT OPENINGS WITH ARCHITECTURAL AND M.E.P. REQUIREMENTS. PROVIDE 2-1/2"x14" LVL HEADERS AS NECESSARY TO MAINTAIN A MAXIMUM JOIST/ TRUSS SPACING AS INDICATED ON PLANS. SHIFT JOIST/ TRUSS AS NECESSARY TO ACCOMMODATE THE SHAFTS.
- COORDINATE LOCATIONS OF PIPES AND FLOOR DRAINS WITH JOIST/ TRUSS LAYOUTS. RESPACE JOISTS/ TRUSSES AS REQUIRED TO AVOID DRAINS. ADD JOISTS/ TRUSSES AS MAY BE NECESSARY TO AVOID SUB-FLOOR SPANS (CL TO CL JOISTS/ TRUSSES) GREATER THAN INDICATED ON PLANS.
- WALL STUDS MAY BE CUT/NOTCHED/BORED AS FOLLOWS:
 - MAXIMUM SIZE OF A BORED HOLE ALLOWED THROUGH A 2x6 IS 2 1/4". HOLES SHALL BE LOCATED IN THE CENTER OF THE STUD AND A MINIMUM SPACING BETWEEN ADJACENT HOLES IS 8".
 - NOTCHES INTO THE SIDE OF A 2x6 STUD SHALL BE NO GREATER THAN 2 1/4" DEEP. MINIMUM SPACING OF NOTCHES SHALL BE 8".
 - ALL OTHER HOLES AND/OR NOTCHES SHALL BE REINFORCED WITH SIMPSON STRONG-TIE HSS2-SDS1.5 STUD SHOES W/ 12- SDS25112 SCREWS.
- WHERE STUDS IN BEARING AND SHEAR WALLS INTERFERE WITH VERTICAL PIPE RUNS, STUDS MAY BE SHIFTED TO AVOID THE PIPE(S). HOWEVER, ADDITIONAL STUDS SHALL BE ADDED SO THAT THE MAXIMUM STUD SPACING DOES NOT EXCEED 16" O.C.
- WHERE PLATES OR SILLS OF BEARING AND SHEAR WALLS ARE PENETRATED BY VERTICAL PIPES, PROVIDE FULLY NAILED (24-10d x 1 1/2" NAILS PER STRAP) SIMPSON STRONG-TIE CTS218 STRAPS ON EACH SIDE OF EACH PLY OF THE PLATE OR SILL. THE GAP FOR THE PIPE SHALL NOT BE MORE THE 4 1/2" INCHES.
- PROVIDE ALL CONNECTION HARDWARE TO SUPPORT END OF JOISTS/ TRUSSES.
- MSTXX INDICATES SIMPSON STRONG-TIE MST STRAP REQUIRED TO CONNECT END OF WALL TO WALL BELOW (SEE TYPICAL DETAIL SHEET FOR SCHEDULE AND DETAILS), PROVIDE 4-2x POST AT ALL LOCATIONS THAT REQUIRE AN MST STRAP.
- V = XXX^{ps} INDICATES CONNECTIONS SHALL BE DESIGNED FOR THE SHEAR LOAD GIVEN. IN THE EVENT THAT A TYPICAL HANGER CANNOT BE FOUND, A CUSTOM HANGER / CONNECTION SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR. SUBMIT CALCULATIONS FOR REVIEW.

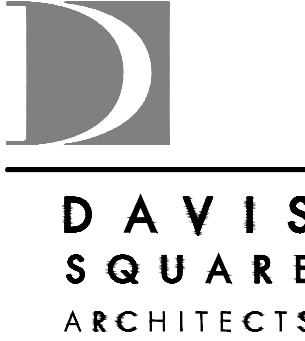
NOTE: IF NO SHEAR VALUE IS PROVIDED, THE MINIMUM VALUE SHALL BE AS FOLLOWS:
FOR 2-PLY LVL: 5,000^{ps}
FOR 3-PLY LVL: 8,000^{ps}
FOR 4-PLY LVL: 9,000^{ps}
- REFER TO DRAWINGS B-S001 THROUGH B-S005 FOR GENERAL NOTES AND TYPICAL DETAILS.
- AT ELEVATOR SHAFT, PROVIDE 1 1/2"x11 1/2" DEEP LVL LEDGERS WITH 3/4"Ø x 6 1/2" EMBEDDED THREADED RODS @ 16" O.C. DRILLED AND BOLTED TO FULLY GROUTED CMU WALLS UTILIZING THE HILTI HY-270 INJECTION ADHESIVE SYSTEM.

NOTES

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Project

DOWNING SQUARE: BUILDING B
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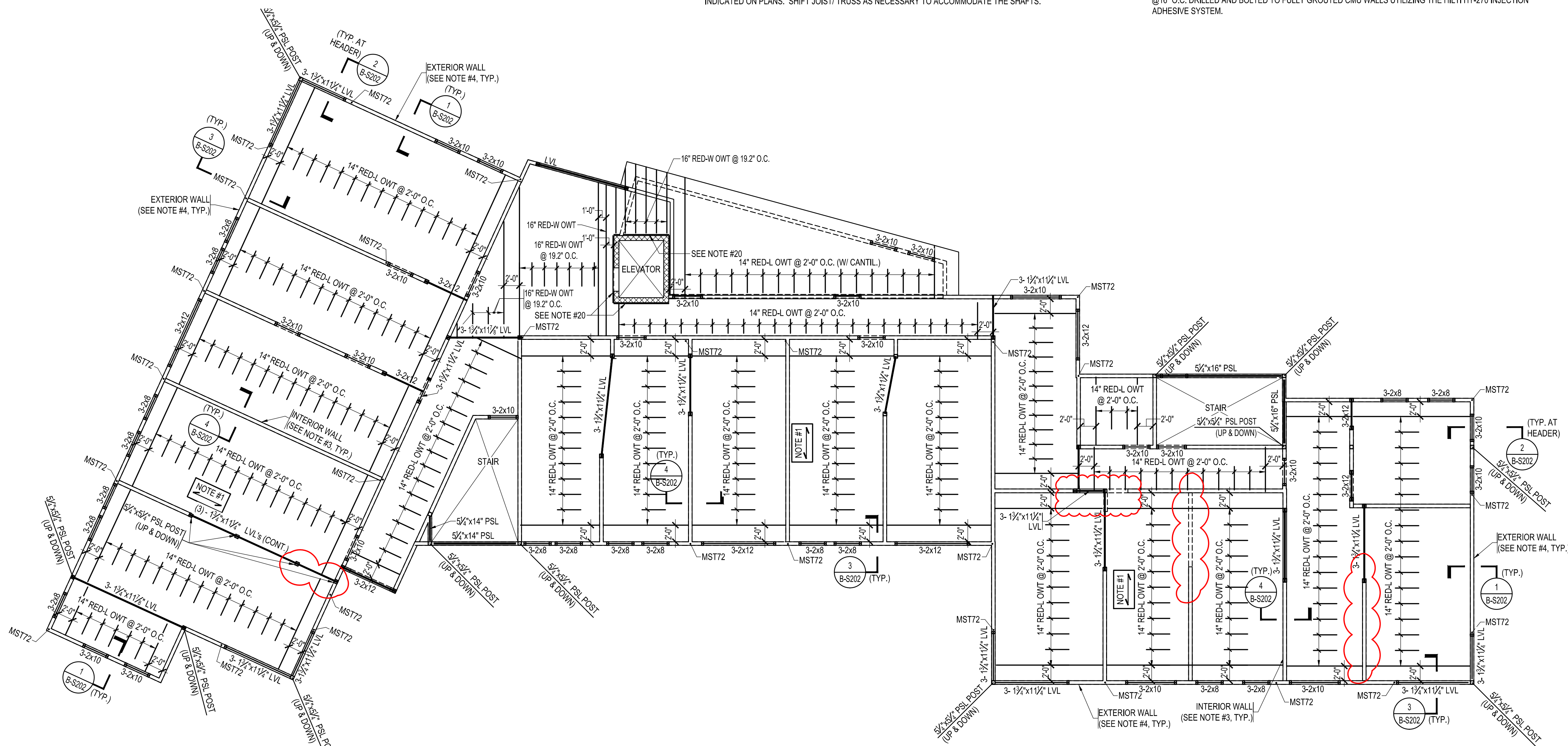
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LEVEL 2 FRAMING PLAN

Designed TAL	Drawing No.
Checked TAL	
Project No. 16045.00	
Scale AS NOTED	
Date 10.31.18	

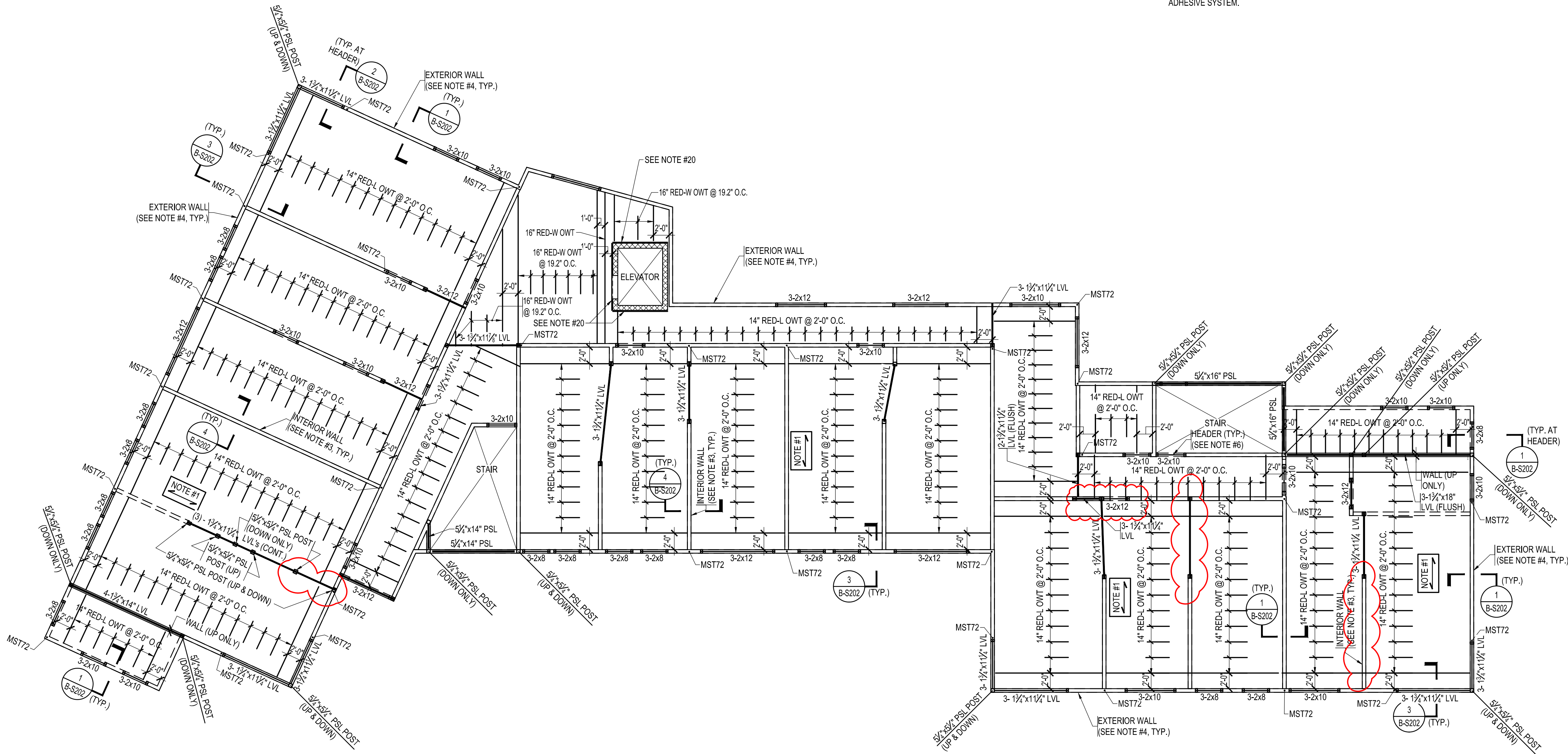
B-S102

LEVEL 3 FRAMING PLAN
 $\frac{1}{8}" = 1'-0"$



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LEVEL 4 FRAMING PLAN
1/8"=1'-0"

FOURTH FLOOR FRAMING NOTES:

- INDICATES SPAN DIRECTION OF 3/4" APA RATED STRUCTURAL I PLYWOOD FLOOR SHEATHING GLUED AND NAILED (10d NAILS @ 6" O.C.) TO SUPPORTING MEMBERS (UNLESS OTHERWISE NOTED ON PLAN). PROVIDE 1" THICK GYPSUM UNDERLAYMENT (MAX. DENSITY = 90 PCF) OVER PLYWOOD SHEATHING. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- "RED-X OWT" INDICATES OPEN-WEB TRUSSES BY RedBUILT WITH SAWN LUMBER OR ENGINEERED LUMBER TOP CHORDS AND STEEL TUBE WEBS THAT COMPLY WITH ICC-ES ESR-1774 (OR APPROVED EQUAL).
- UNLESS OTHERWISE NOTED, INTERIOR BEARING WALLS SHALL BE COMPRISED OF 2x6 WOOD STUDS SPACED @ 16" O.C. W/ 1/2" APA RATED STRUCTURAL I PLYWOOD WALL SHEATHING (ONE SIDE ONLY). PROVIDE 2x6 BLOCKING AT HORIZONTAL PLYWOOD JOINTS. FASTEN EDGES OF SHEATHING TO STUDS, BLOCKING AND EACH PLY OF PLATES AND SILLS WITH 10d NAILS @ 6" O.C. UNLESS OTHERWISE NOTED THUSLY [X] ON PLAN, FASTEN SHEATHING TO INTERMEDIATE STUDS WITH 10d NAILS @ 6" O.C.
- EXTERIOR WALLS SHALL BE COMPRISED OF 2x6 WOOD STUDS SPACED AT 16" O.C. W/ 1/2" APA RATED STRUCTURAL I PLYWOOD WALL SHEATHING (ONE SIDE ONLY). FASTEN EDGES OF SHEATHING TO STUDS, BLOCKING AND EACH PLY OF PLATES AND SILLS WITH 10d NAILS @ 6" O.C. UNLESS OTHERWISE NOTED THUSLY [X] ON PLAN, FASTEN SHEATHING TO INTERMEDIATE STUDS WITH 10d NAILS @ 6" O.C.
- UNLESS OTHERWISE NOTED, HEADERS OVER OPENINGS IN EXTERIOR WALLS SHALL BE 3-1/2"x11 1/2" LVL. PROVIDE 4-2x JAMB POSTS (2 JACKS, 2 KINGS) AT EACH END.
- UNLESS OTHERWISE NOTED, HEADERS OVER OPENINGS IN INTERIOR BEARING WALLS SHALL BE 3-1/2"x11 1/2" LVL. PROVIDE 3-2x JAMB POSTS (2 JACKS, 1 KING) AT ALL HEADER SUPPORTS.
- PROVIDE 3-2x POST AT THE ENDS OF ALL WALLS, WALL INTERSECTIONS AND UNDER MULTI-PLY JOISTS/ TRUSSES/ BEAMS UNLESS OTHERWISE INDICATED ON PLAN FOR DIRECT SUPPORT.
- PROVIDE SIMPSON STRONG-TIE TB TYPE BRIDGING (OR EQUAL) BETWEEN JOIST/ TRUSS @ 8'-0" O.C. (MAX.). JOIST/ TRUSS MANUFACTURER TO DESIGN AND SUPPLY ANY ADDITIONAL SAFETY BRACING AS NEEDED FOR ERECTION.
- JOIST/ TRUSS MANUFACTURER TO DESIGN JOIST/ TRUSS CONNECTIONS AND ACCESSORIES FOR THE GENERAL LOADS NOTED ON SHEET B-S001 IN ADDITION TO SPECIFIC LOADS INDICATED ON THIS SHEET AND/OR IN SECTIONS.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT OTHERWISE SHOWN ON THIS DRAWING.
- COORDINATE SIZES AND LOCATIONS OF SHAFT OPENINGS WITH ARCHITECTURAL AND M.E.P. REQUIREMENTS. PROVIDE 2-1/2"x14" LVL HEADERS AS NECESSARY TO MAINTAIN A MAXIMUM JOIST/ TRUSS SPACING AS INDICATED ON PLANS. SHIFT JOIST/ TRUSS AS NECESSARY TO ACCOMMODATE THE SHAFTS.
- COORDINATE LOCATIONS OF PIPES AND FLOOR DRAINS WITH JOIST/ TRUSS LAYOUTS. RESPACE JOISTS/ TRUSSES AS REQUIRED TO AVOID DRAINS. ADD JOISTS/ TRUSSES AS MAY BE NECESSARY TO AVOID SUB-FLOOR SPANS (CL TO CL JOISTS/ TRUSSES) GREATER THAN INDICATED ON PLANS.
- WALL STUDS MAY BE CUT/NOTCHED/BORED AS FOLLOWS:
 - MAXIMUM SIZE OF A BORED HOLE ALLOWED THROUGH A 2x6 IS 2 1/4" O. HOLES SHALL BE LOCATED IN THE CENTER OF THE STUD AND A MINIMUM SPACING BETWEEN ADJACENT HOLES IS 8".
 - NOTCHES INTO THE SIDE OF A 2x6 STUD SHALL BE NO GREATER THAN 2 1/4" DEEP. MINIMUM SPACING OF NOTCHES SHALL BE 8".
 - ALL OTHER HOLES AND/OR NOTCHES SHALL BE REINFORCED WITH SIMPSON STRONG-TIE HSS2-SDS1.5 STUD SHOES W/ 12- SDS25112 SCREWS.
- WHERE STUDS IN BEARING AND SHEAR WALLS INTERFERE WITH VERTICAL PIPE RUNS, STUDS MAY BE SHIFTED TO AVOID THE PIPE(S). HOWEVER, ADDITIONAL STUDS SHALL BE ADDED SO THAT THE MAXIMUM STUD SPACING DOES NOT EXCEED 16" O.C.
- WHERE PLATES OR SILLS OF BEARING AND SHEAR WALLS ARE PENETRATED BY VERTICAL PIPES, PROVIDE FULLY NAILED (24-10d x 1 1/2" NAILS PER STRAP) SIMPSON STRONG-TIE CTS218 STRAPS ON EACH SIDE OF EACH PLY OF THE PLATE OR SILL. THE GAP FOR THE PIPE SHALL NOT BE MORE THE 4 1/2" INCHES.
- PROVIDE ALL CONNECTION HARDWARE TO SUPPORT END OF JOISTS/ TRUSSES.
- MSTXX INDICATES SIMPSON STRONG-TIE MST STRAP REQUIRED TO CONNECT END OF WALL TO WALL BELOW (SEE TYPICAL DETAIL SHEET FOR SCHEDULE AND DETAILS); PROVIDE 4-2x POST AT ALL LOCATIONS THAT REQUIRE AN MST STRAP.
- V = XXX# INDICATES CONNECTIONS SHALL BE DESIGNED FOR THE SHEAR LOAD GIVEN. IN THE EVENT THAT A TYPICAL HANGER CANNOT BE FOUND, A CUSTOM HANGER / CONNECTION SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR. SUBMIT CALCULATIONS FOR REVIEW.

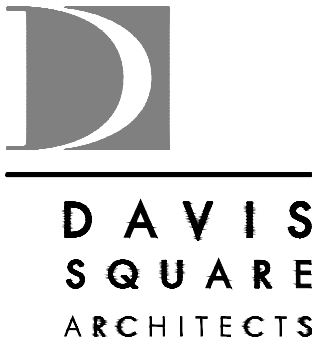
NOTE: IF NO SHEAR VALUE IS PROVIDED, THE MINIMUM VALUE SHALL BE AS FOLLOWS:
FOR 2-PLY LVL: 5,000#
FOR 3-PLY LVL: 8,000#
FOR 4-PLY LVL: 9,000#
- REFER TO DRAWINGS B-S001 THROUGH B-S005 FOR GENERAL NOTES AND TYPICAL DETAILS.
- AT ELEVATOR SHAFT, PROVIDE 1 1/2"x11 1/2" DEEP LVL LEDGERS WITH 3/4" x 6 1/2" EMBEDDED THREADED RODS @ 16" O.C. DRILLED AND BOLTED TO FULLY GROUTED CMU WALLS UTILIZING THE HILTI HY-270 INJECTION ADHESIVE SYSTEM.

NOTES

DO NOT SCALE DRAWINGS.

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No.	REVISIONS/SUBMISSIONS	Date
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Project

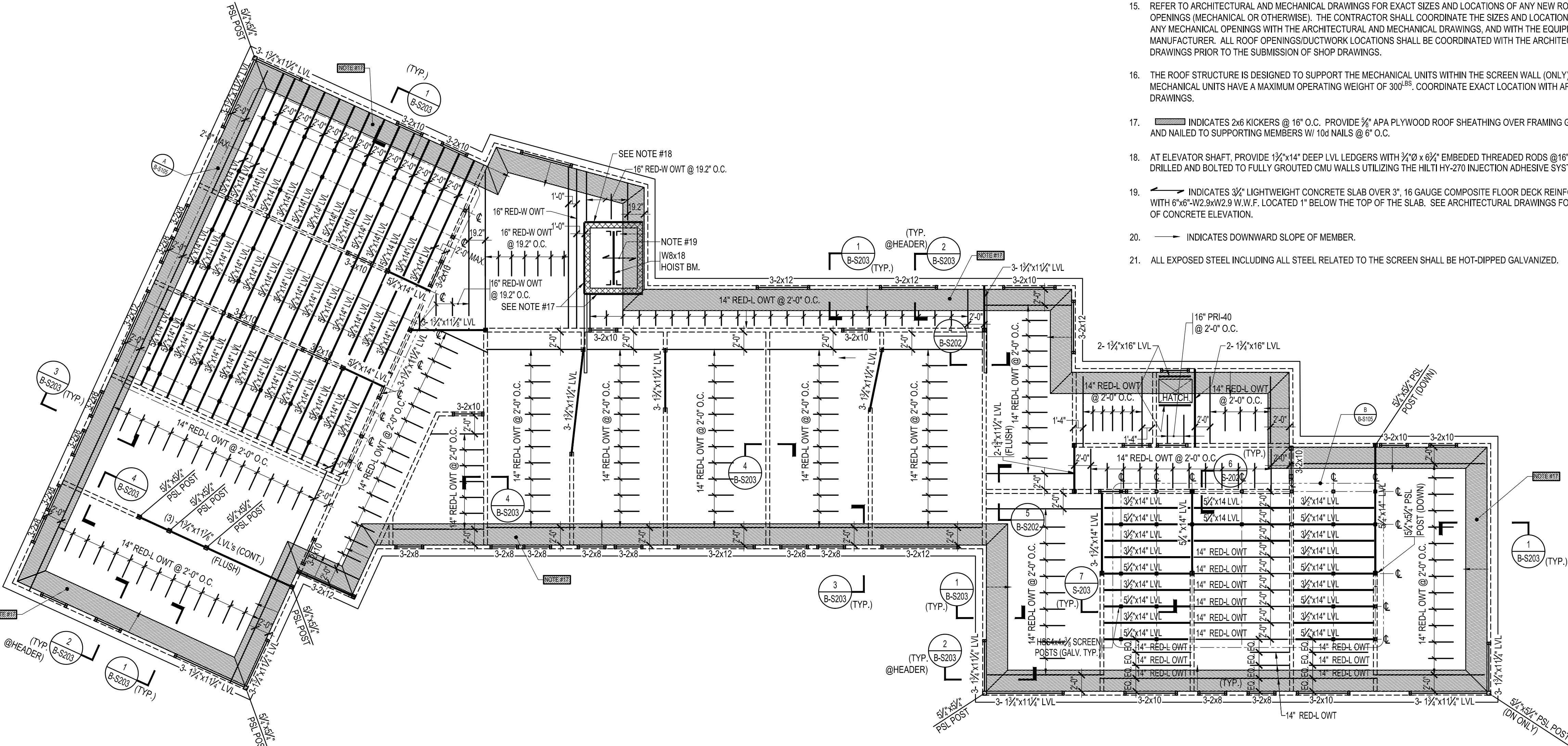
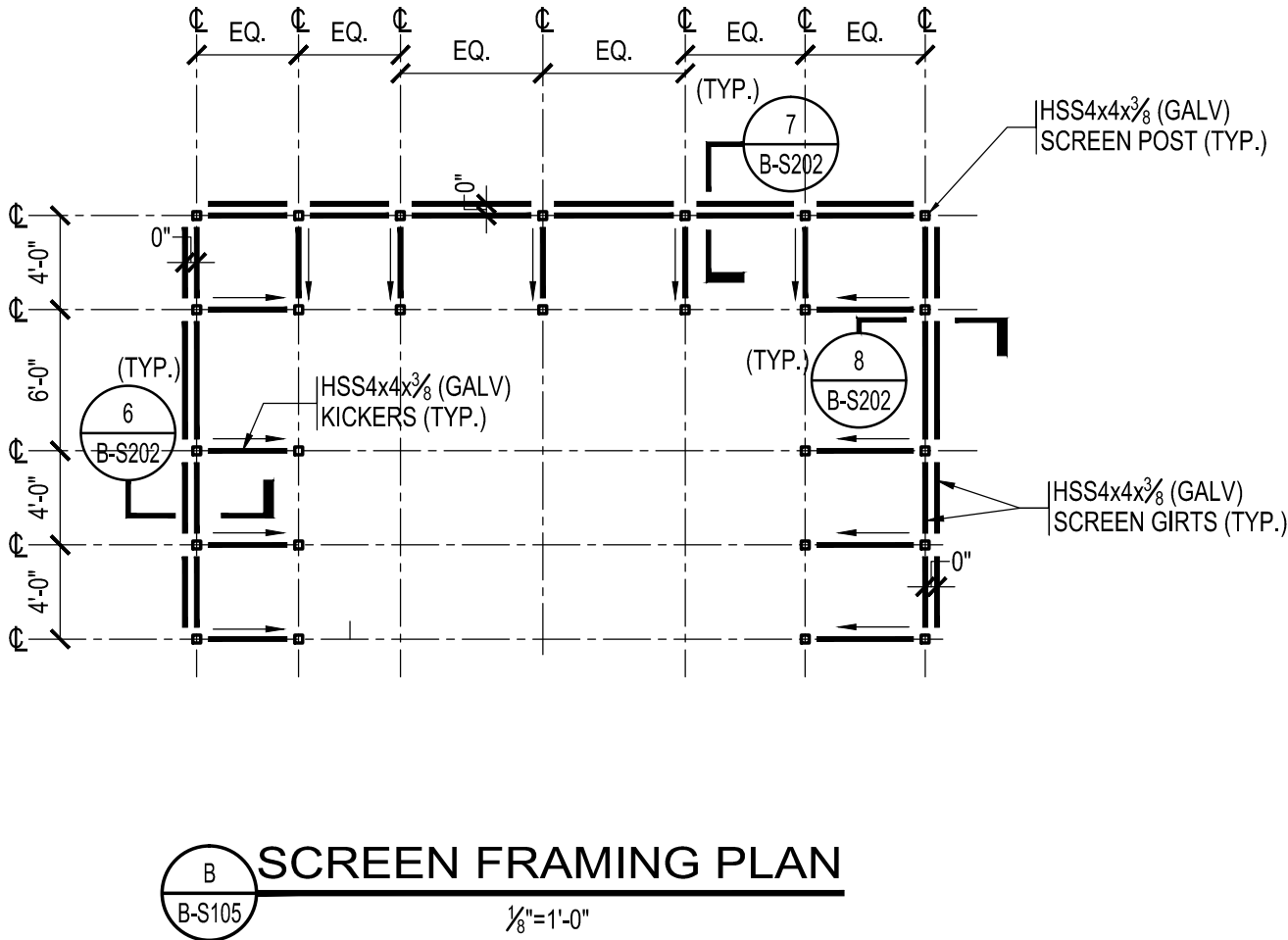
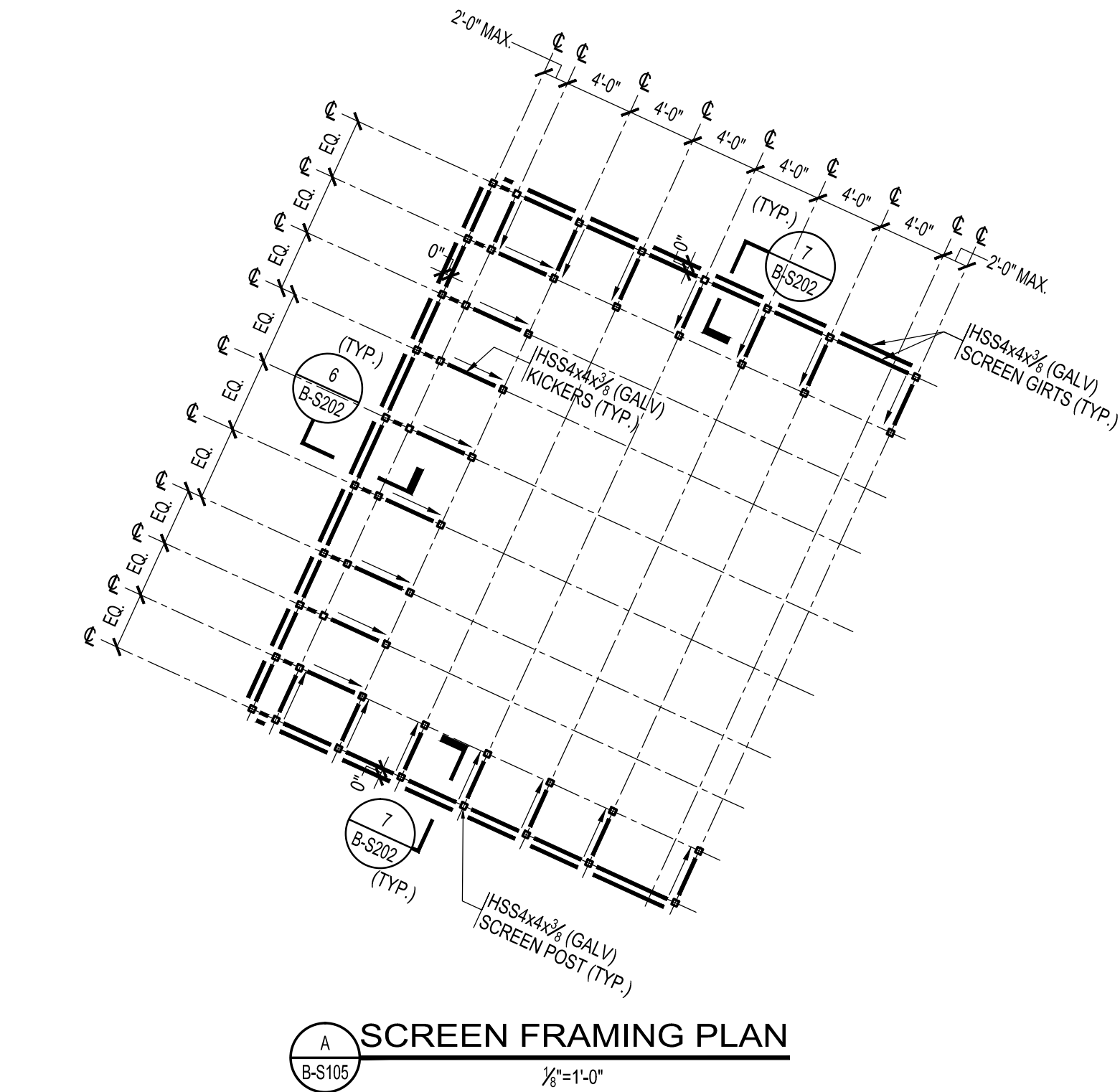
DOWNING SQUARE: BUILDING B
19R PARK AVE, ARLINGTON, MA 02474

Title

LEVEL 4 FRAMING PLAN

Designed TAL	Drawing No.
Checked TAL	
Project No. 16045.00	
Scale AS NOTED	
Date 10.31.18	

B-S104



- ROOF FRAMING NOTES:
- INDICATES SPAN DIRECTION OF 3/8" APA RATED PLYWOOD ROOF SHEATHING GLUED AND NAILED TO SUPPORTING MEMBERS W/ 10d NAILS @ 6" O.C. TOP OF PLYWOOD ELEVATION - SEE ARCH.
 - "RED-X OWT" INDICATES OPEN-WEB TRUSSES BY RedBUILT WITH SAWN LUMBER OR ENGINEERED LUMBER TOP CHORDS AND STEEL TUBE WEBS THAT COMPLY WITH ICC-ES ESR-1774 (OR APPROVED EQUAL).
 - PROVIDE SIMPSON STRONG-TIE TB TYPE BRIDGING (OR EQUAL) BETWEEN JOISTS/ TRUSSES @ 8'-0" O.C. (MAX.). JOIST/ TRUSS MANUFACTURER TO DESIGN AND SUPPLY ANY ADDITIONAL SAFETY BRACING AS NEEDED FOR ERECTION.
 - JOIST/ TRUSS MANUFACTURER TO DESIGN JOIST/ TRUSS CONNECTIONS AND ACCESSORIES FOR THE GENERAL LOADS NOTED ON SHEET B-S001 IN ADDITION TO SPECIFIC LOADS INDICATED ON THIS SHEET AND/OR IN SECTIONS.
 - FOR WALL CONSTRUCTION (BELOW), SEE THE FOURTH FLOOR FRAMING PLAN.
 - UNLESS OTHERWISE NOTED, HEADERS OVER OPENINGS IN EXTERIOR WALLS SHALL BE 3-1/2"x1 1/2" LVL. PROVIDE 4-2x JAMB POSTS (2 JACKS, 2 KINGS) AT EACH END.
 - UNLESS OTHERWISE NOTED, HEADERS OVER OPENINGS IN INTERIOR BEARING WALLS SHALL BE 3-1/2"x1 1/2" LVL. PROVIDE 3-2x JAMB POSTS (2 JACKS, 1 KING) AT ALL HEADER SUPPORTS.
 - ALL ROOF JOISTS/ TRUSSES SHALL BE CONNECTED TO SUPPORTING MEMBERS W/ 2- H2.5A SIMPSON STRONG-TIE HURRICANE TIES. PROVIDE 2-H2.5A TIES @ LVL BEAMS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT OTHERWISE SHOWN ON THIS DRAWING.
 - PROVIDE ALL CONNECTION HARDWARE TO SUPPORT END OF JOISTS/ TRUSSES.
 - PROVIDE 3- 2x POST AT THE ENDS OF ALL WALLS, WALL INTERSECTIONS AND UNDER MULTI-PLY JOISTS/ TRUSSES/ BEAMS UNLESS OTHERWISE INDICATED ON PLAN FOR DIRECT SUPPORT.
 - COORDINATE SIZES AND LOCATIONS OF SHAFT OPENINGS WITH ARCHITECTURAL AND M.E.P. REQUIREMENTS. PROVIDE 2- 1/2"x14" LVL HEADERS AS NECESSARY TO MAINTAIN A MAXIMUM JOIST SPACING AS INDICATED ON PLANS. SHIFT JOIST AS NECESSARY TO ACCOMMODATE THE SHAFTS.
 - REFER TO DRAWINGS B-S001 THROUGH B-S005 FOR GENERAL NOTES AND TYPICAL DETAILS.
 - V = XXX^{BS} INDICATES CONNECTIONS SHALL BE DESIGNED FOR THE SHEAR LOAD GIVEN. IN THE EVENT THAT A TYPICAL HANGER CANNOT BE FOUND, A CUSTOM HANGER / CONNECTION SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR. SUBMIT CALCULATIONS FOR REVIEW.

NOTE: IF NO SHEAR VALUE IS PROVIDED, THE MINIMUM VALUE SHALL BE AS FOLLOWS:
FOR 2-PLY LVL: 5,000^{BS}
FOR 3-PLY LVL: 8,000^{BS}
FOR 4-PLY LVL: 9,000^{BS}
 - REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR EXACT SIZES AND LOCATIONS OF ANY NEW ROOF OPENINGS (MECHANICAL OR OTHERWISE). THE CONTRACTOR SHALL COORDINATE THE SIZES AND LOCATIONS OF ANY MECHANICAL OPENINGS WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS, AND WITH THE EQUIPMENT MANUFACTURER. ALL ROOF OPENINGS/DUCTWORK LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE SUBMISSION OF SHOP DRAWINGS.
 - THE ROOF STRUCTURE IS DESIGNED TO SUPPORT THE MECHANICAL UNITS WITHIN THE SCREEN WALL (ONLY). ALL MECHANICAL UNITS HAVE A MAXIMUM OPERATING WEIGHT OF 300^{BS}. COORDINATE EXACT LOCATION WITH ARCH/ MEP DRAWINGS.
 - INDICATES 2x6 KICKERS @ 16" O.C. PROVIDE 3/4" APA PLYWOOD ROOF SHEATHING OVER FRAMING GLUED AND NAILED TO SUPPORTING MEMBERS W/ 10d NAILS @ 6" O.C.
 - AT ELEVATOR SHAFT, PROVIDE 1 1/2"x14" DEEP LVL LEDGERS WITH 3/4" x 6 1/2" EMBEDDED THREADED RODS @ 16" O.C. DRILLED AND BOLTED TO FULLY GROUTED CMU WALLS UTILIZING THE HILTI HY-270 INJECTION ADHESIVE SYSTEM.
 - INDICATES 3/4" LIGHTWEIGHT CONCRETE SLAB OVER 3", 16 GAUGE COMPOSITE FLOOR DECK REINFORCED WITH 6"x6"-W2.9xW2.9 W.W.F. LOCATED 1" BELOW THE TOP OF THE SLAB. SEE ARCHITECTURAL DRAWINGS FOR TOP OF CONCRETE ELEVATION.
 - INDICATES DOWNWARD SLOPE OF MEMBER.
 - ALL EXPOSED STEEL INCLUDING ALL STEEL RELATED TO THE SCREEN SHALL BE HOT-DIPPED GALVANIZED.

NOTES

DO NOT SCALE DRAWINGS.

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Project

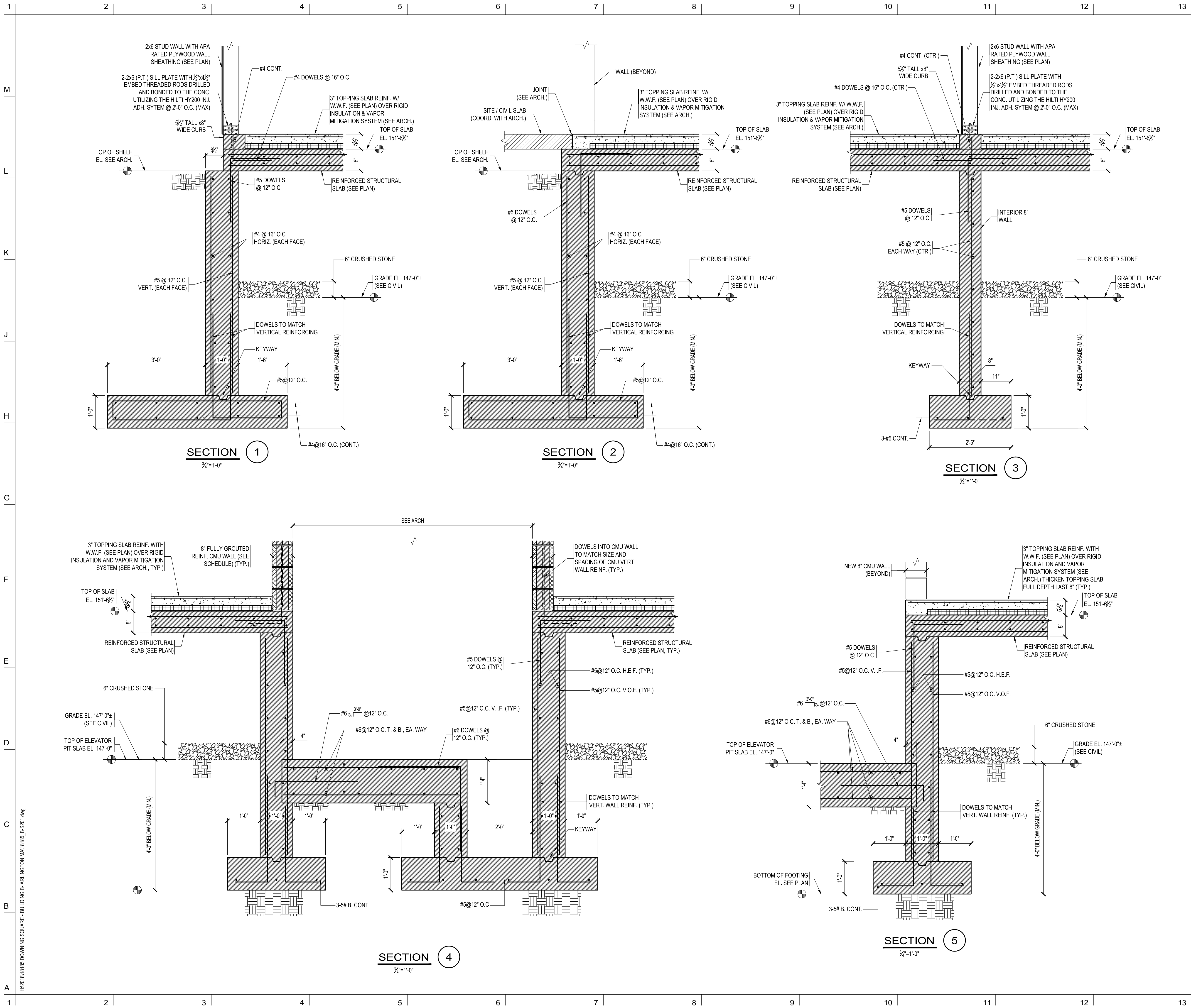
DOWNING SQUARE: BUILDING B
19R PARK AVE, ARLINGTON, MA 02474

Title

ROOF FRAMING PLAN

Designed TAL	Drawing No.
Checked TAL	
Project No. 16045.00	
Scale AS NOTED	
Date 10.31.18	

B-S105



NOTES

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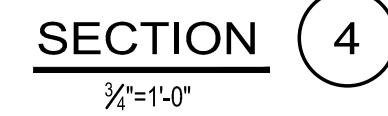
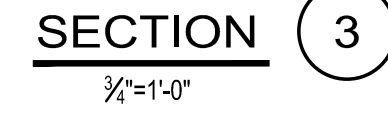
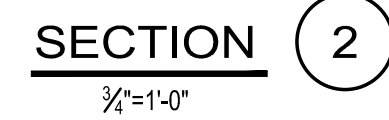
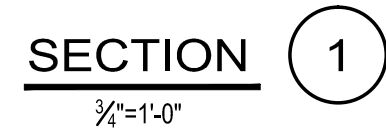


Project
DOWNING SQUARE: BUILDING B
19R PARK AVE, ARLINGTON, MA 02474

Title
SECTIONS

Designed TB	Drawing No.
Checked TB	
Project No. 16045.00	
Scale AS NOTED	
Date 10.31.18	

B-S201



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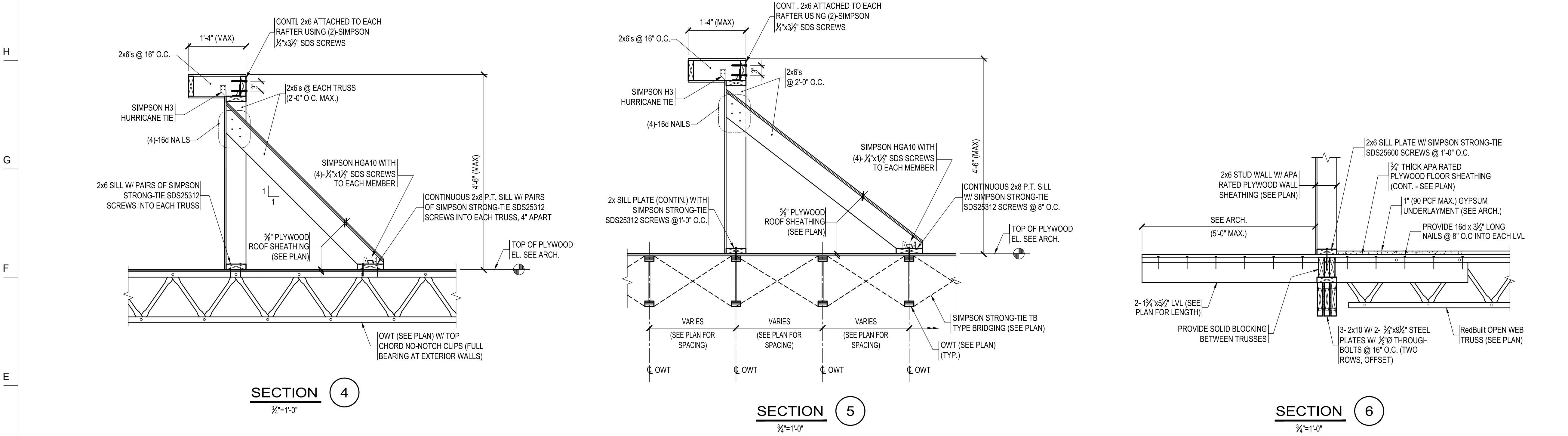
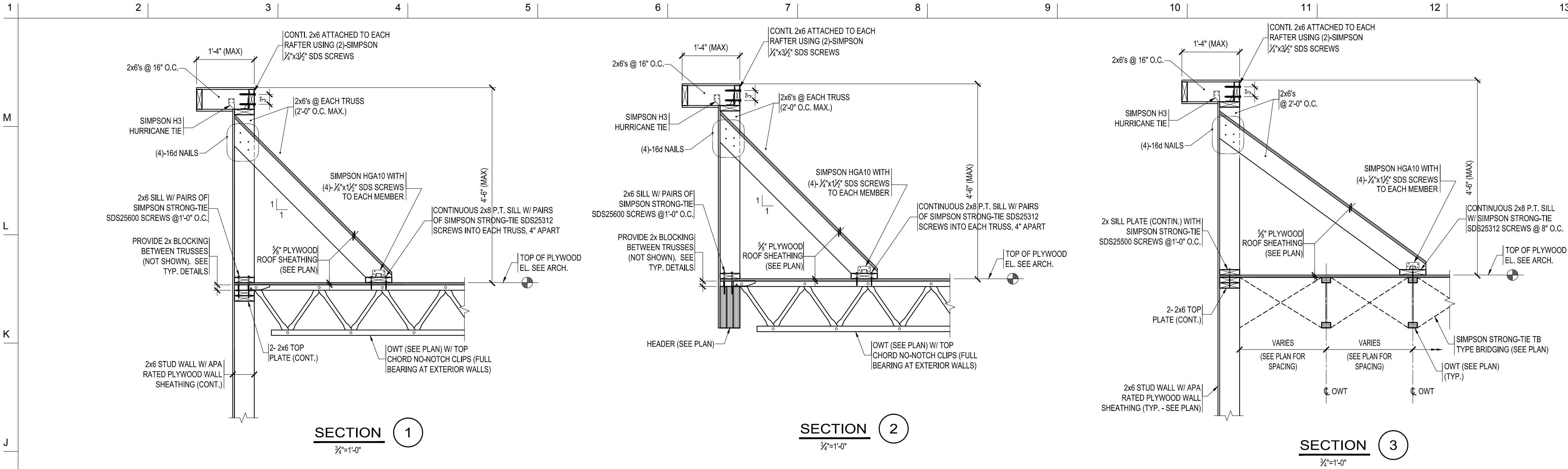


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Date
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B-S202



NOTES

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Project
DOWNING SQUARE: BUILDING B
19R PARK AVE, ARLINGTON, MA 02474

Title
SECTIONS

Designed TAL	Drawing No. B-S203
Checked TAL	
Project No. 16045.00	
Scale AS NOTED	
Date 10.31.18	

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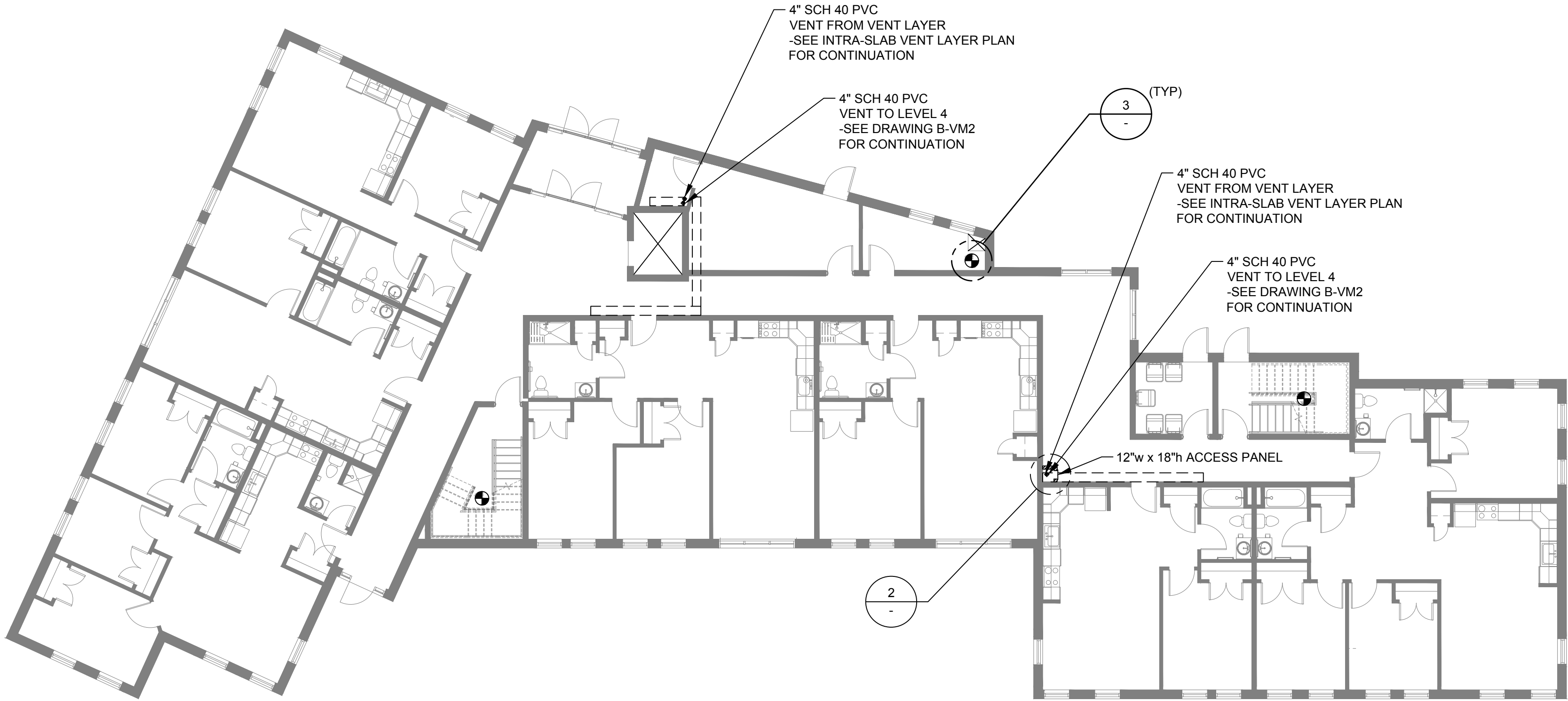
D

C

B

A

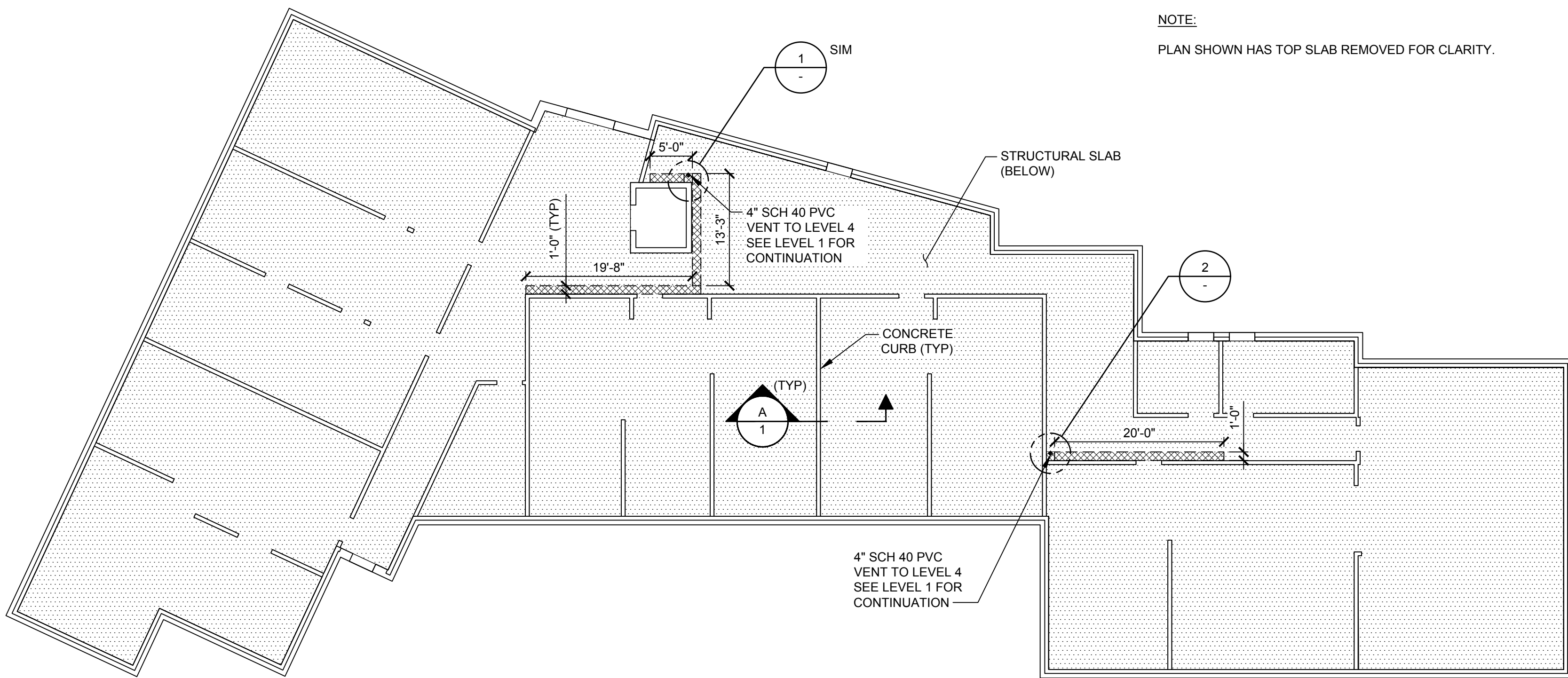
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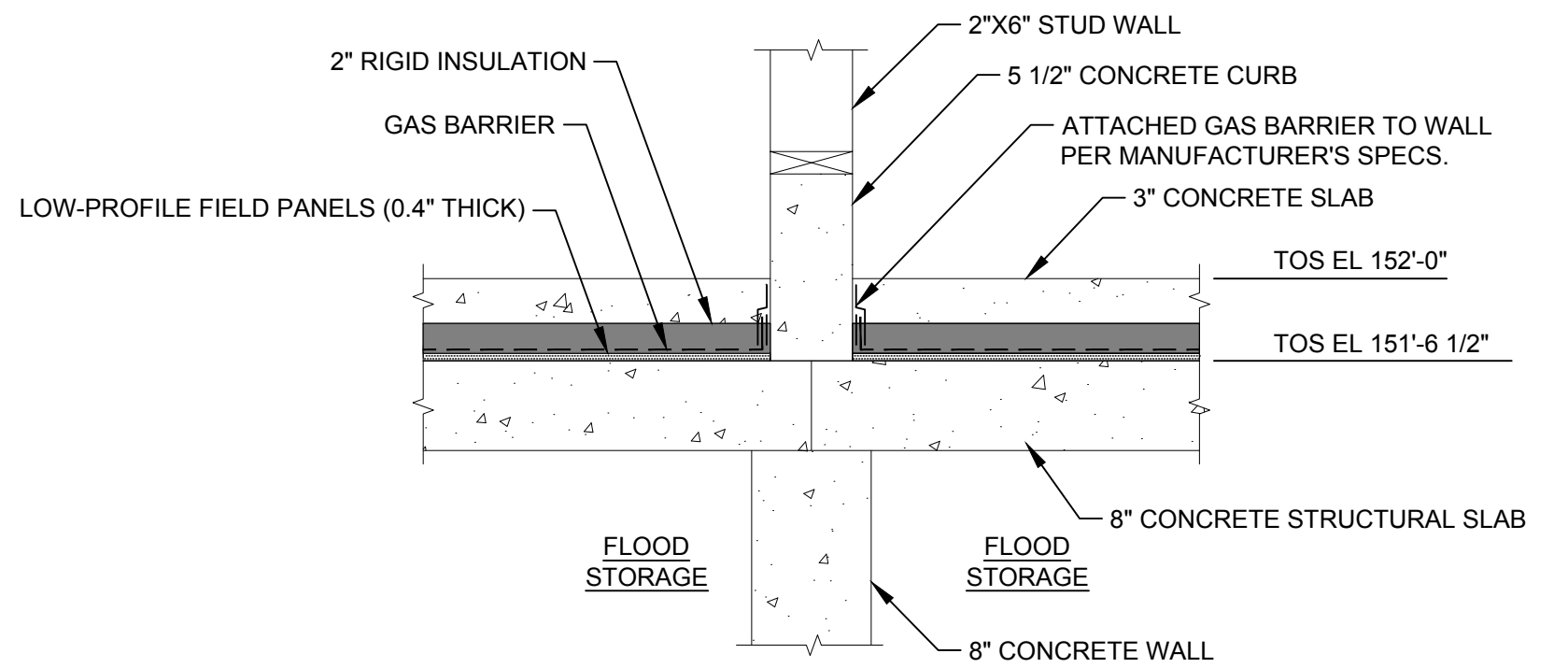
LEVEL 1 LAYOUT PLAN
SCALE: 3/32" = 1'-0"

- LEGEND:**
- LOW-PROFILE FIELD PANELS (0.40" THICK) & GAS BARRIER (ABOVE)
 - LOW-PROFILE HEADER STRIP (1.0" THICK)
 - INTRA-SLAB MONITORING POINT

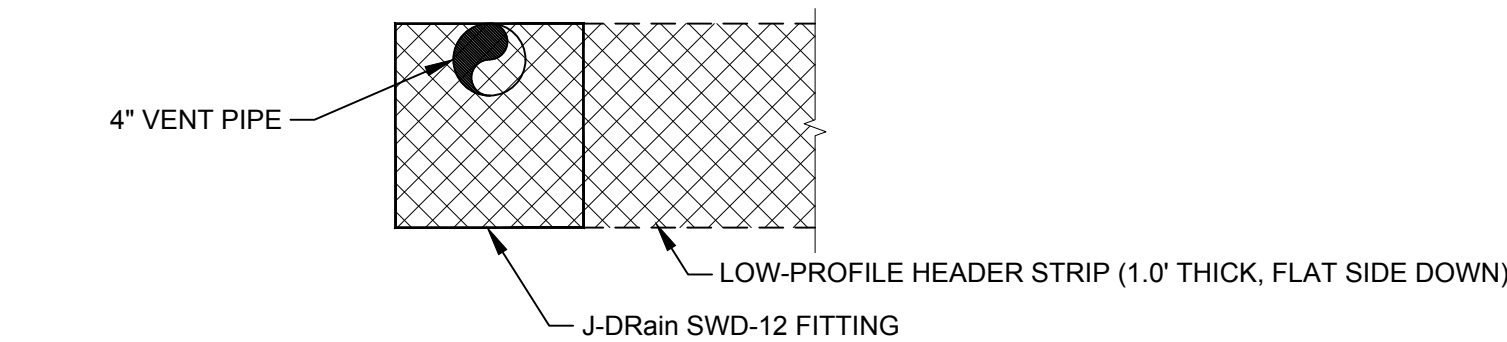
NOTE:
PLAN SHOWN HAS TOP SLAB REMOVED FOR CLARITY.



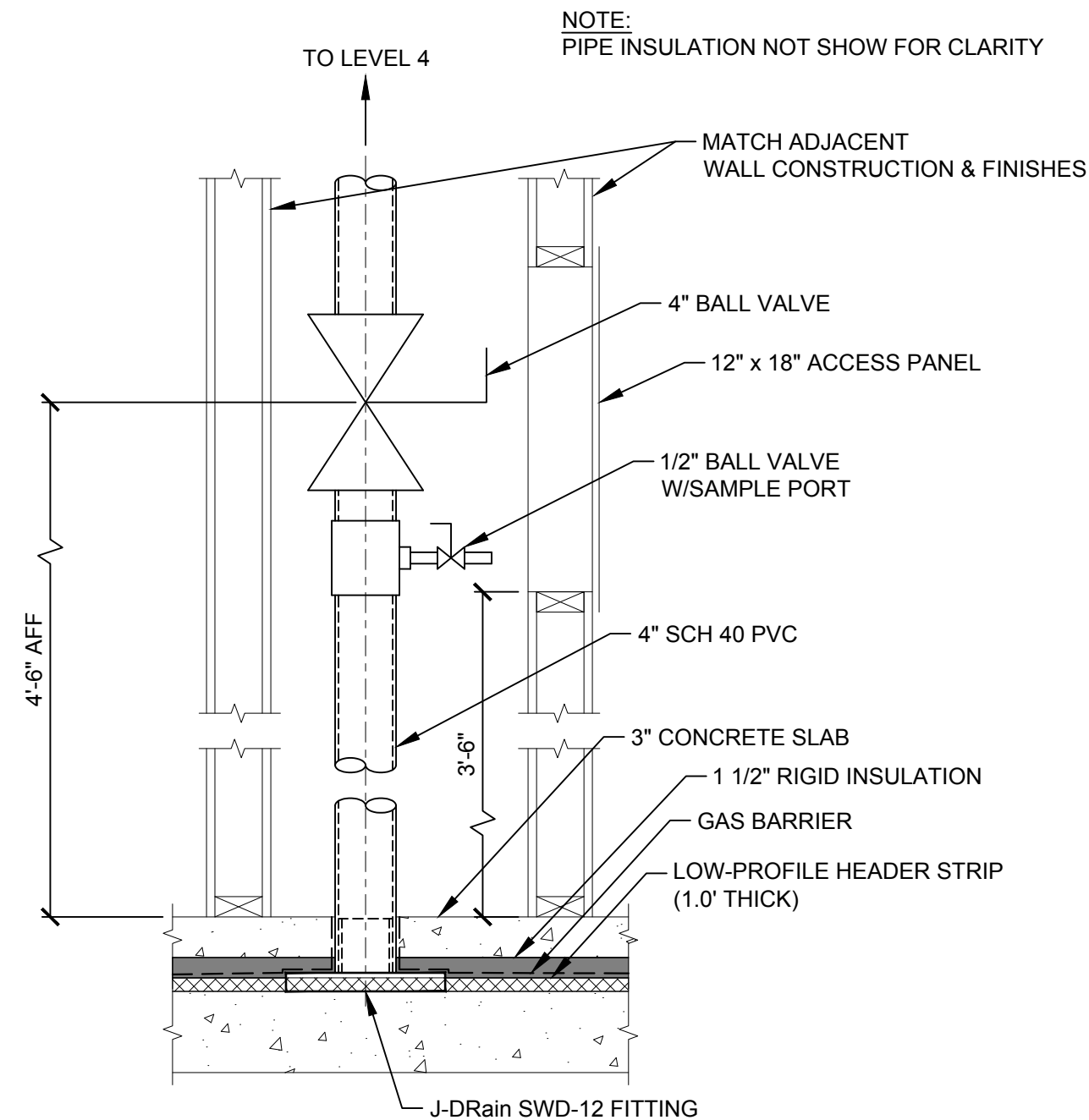
INTRA-SLAB VENT LAYER PLAN
SCALE: 3/32" = 1'-0"



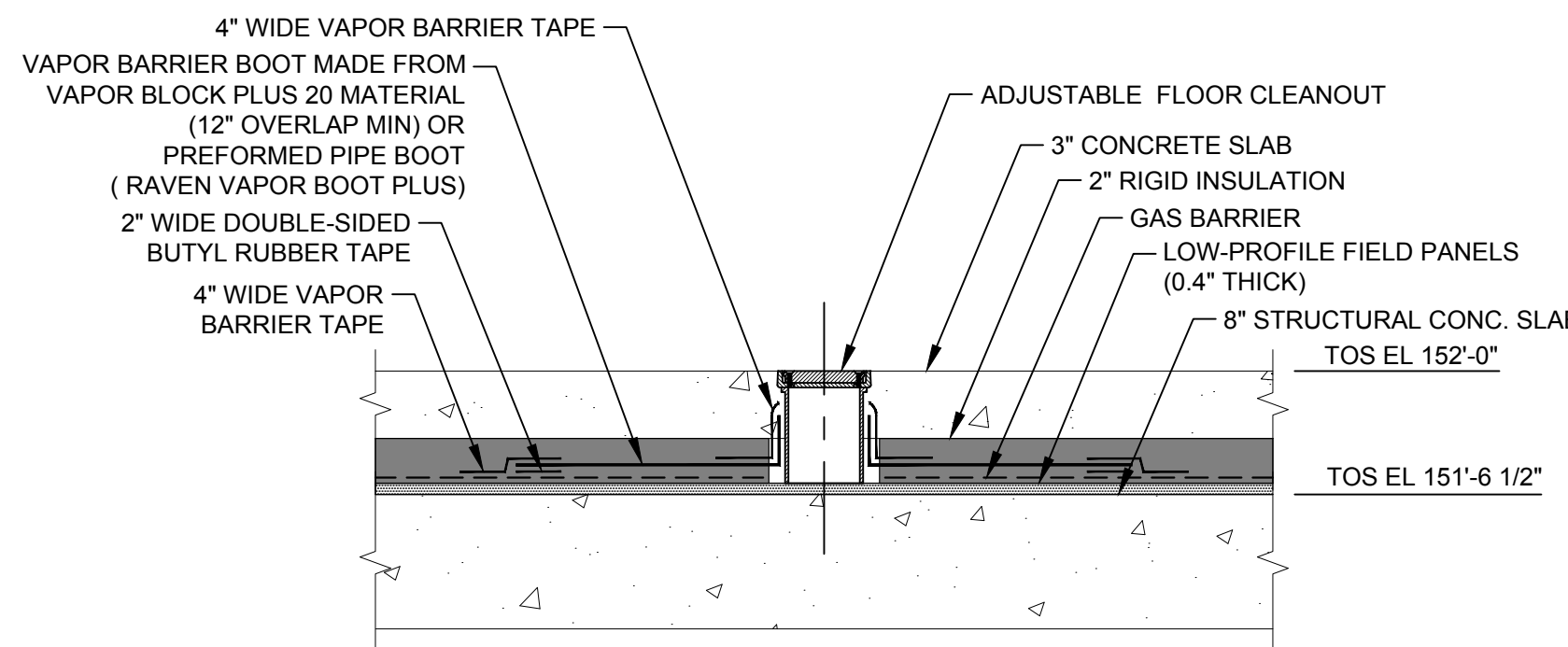
SECTION A
TYPICAL
SCALE: 1" = 1'-0"



1
TYPICAL
SCALE: 1" = 1'-0"



2
TYPICAL
SCALE: 1" = 1'-0"



3
TYPICAL
SCALE: 1 1/2" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

0	DRAFT FOR REVIEW	4/15/19
No.	REVISIONS/SUBMISSIONS	Date

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Project
DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title
BUILDING B - VAPOR MITIGATION SYSTEM VENT LAYER AND DETAILS

Designed
LJW

Checked
ISG

Project No.
1703090

Scale
AS NOTED

Date
04.12.19

B-VM1

B-VM1

SCALE: AS NOTED

BUILDING B - VAPOR MITIGATION SYSTEM - VENT LAYER AND DETAILS

1 2 3 4 5 6 7 8 9 10 11 12 13

1 2 3 4 5 6 7 8 9 10 11 12 13

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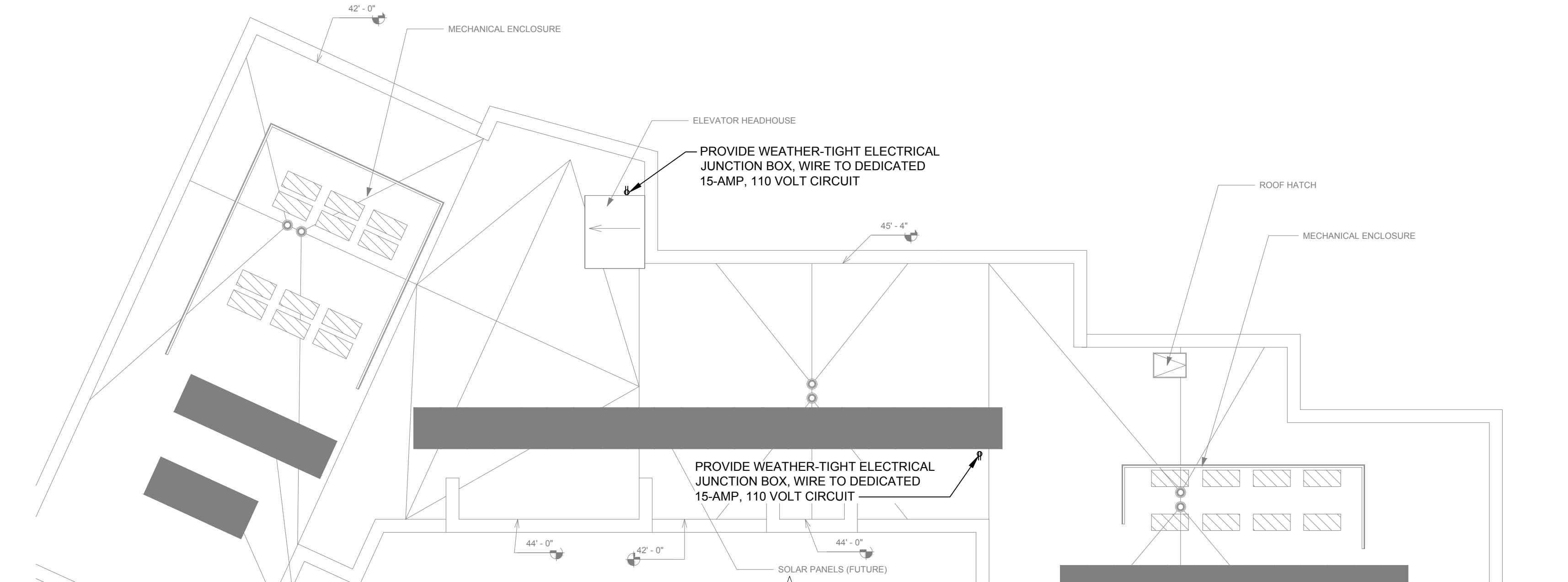
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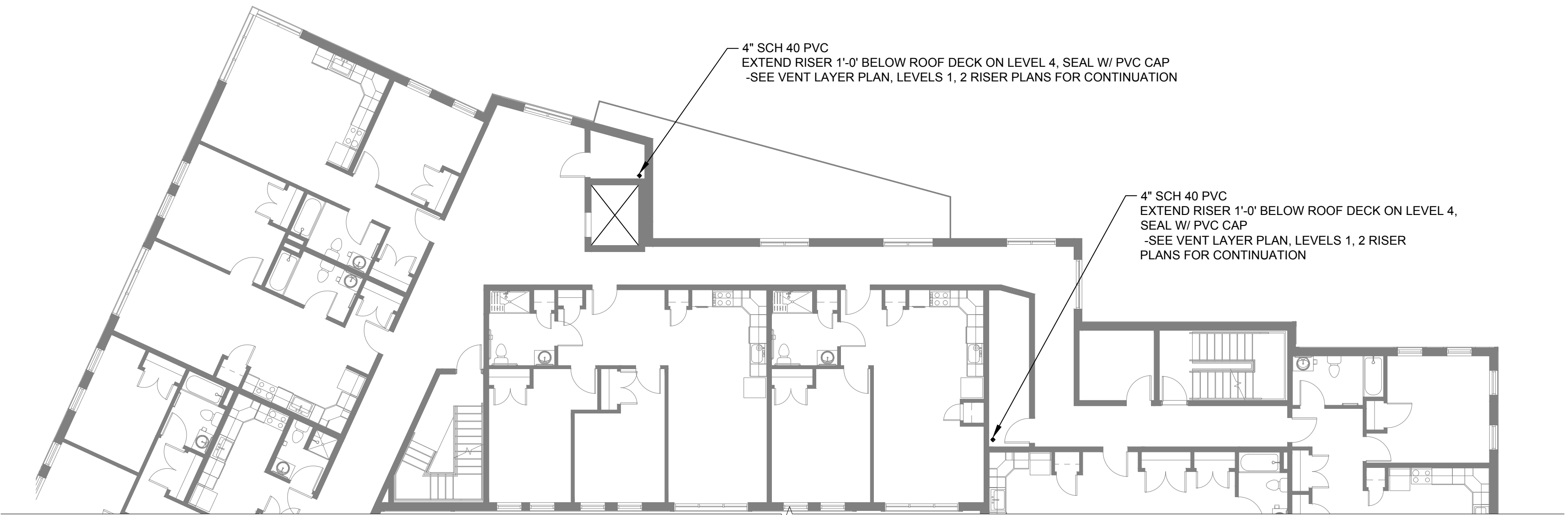
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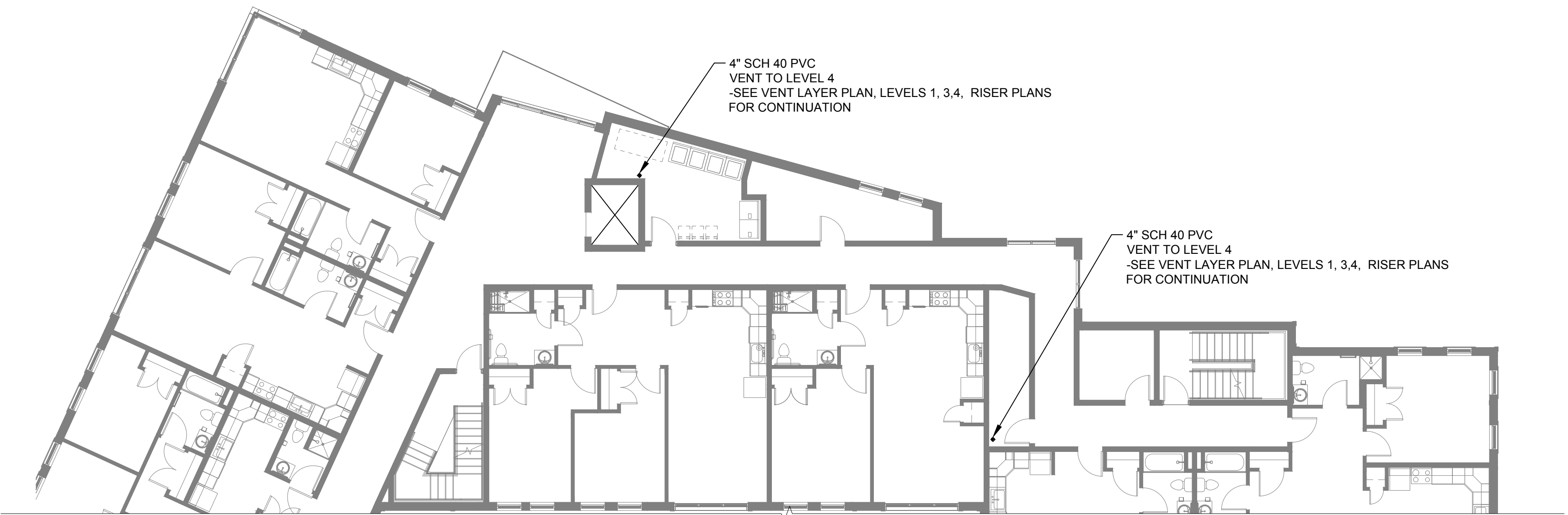
ROOF PLAN

SCALE: 3/32" = 1'-0"



LEVEL 3 & 4 VENT RISER PLAN

SCALE: 3/32" = 1'-0"



LEVEL 2 VENT RISER PLAN

SCALE: 3/32" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

0	DRAFT FOR REVIEW	4/15/19
No.	REVISIONS/SUBMISSIONS	Date

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Project
DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title
BUILDING B - VAPOR MITIGATION SYSTEM
VENT RISER PLANS

Designed LJW	Drawing No.
Checked ISG	
Project No. 1703090	
Scale 3/32"=1'-0"	
Date 04.12.19	

B-VM2

B-VM2

BUILDING B - VAPOR MITIGATION SYSTEM - VENT RISER PLANS

SCALE: 3/32"=1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13

CEILING DIFFUSER SCHEDULE							
DWG ID	TYPE	CFM RANGE	SIZE WxH	MAX NC	MANUFACTURER	MOD. No.	REMARKS
A1–CFM	CEILING DIFFUSER	1 – 100	6x6	25	HART & COOLEY	SRE	STEEL, 4–WAY THROW, SR–7 OPPOSED BLADE DAMPER
A2–CFM	CEILING DIFFUSER	101 – 250	9x9	25	HART & COOLEY	SRE	STEEL, 4–WAY THROW, SR–7 OPPOSED BLADE DAMPER
A3–CFM	CEILING DIFFUSER	251 – 400	12x12	25	HART & COOLEY	SRE	STEEL, 4–WAY THROW, SR–7 OPPOSED BLADE DAMPER
A4–CFM	CEILING DIFFUSER	401 – 650	15x15	25	HART & COOLEY	SRE	STEEL, 4–WAY THROW, SR–7 OPPOSED BLADE DAMPER
A5–CFM	CEILING DIFFUSER	651 – 900	18x18	25	HART & COOLEY	SRE	STEEL, 4–WAY THROW, SR–7 OPPOSED BLADE DAMPER
A6–CFM	CEILING DIFFUSER	901 – 1,100	21x21	25	HART & COOLEY	SRE	STEEL, 4–WAY THROW, SR–7 OPPOSED BLADE DAMPER

- [1] ALL DIFFUSERS & GRILLES SHALL INCLUDE PAINTABLE FINISH AND OPPOSED BLADE DAMPER.
[2] COORDINATE BORDER TYPE FOR PLASTER CEILINGS W/ GC.
[3] DIFFUSERS ARE 4–WAY THROW UNLESS NOTED OTHERWISE ON PLAN.
[4] PROVIDE CEILING FIRE DAMPER AT DIFFUSER WHERE DIFFUSER PENETRATES FIRE RATING. SEE PLANS FOR LOCATIONS.

CEILING RETURN GRILLE SCHEDULE							
DWG ID	TYPE	CFM RANGE	SIZE WxH	MAX NC	MANUFACTURER	MOD. No.	REMARKS
AA1–CFM	RETURN	1 – 50	6x6	25	HART & COOLEY	RED5	ALUMINUM, EGG CRATE CORE, OBD, WHITE
AA2–CFM	RETURN	51 – 150	8x8	25	HART & COOLEY	RED5	ALUMINUM, EGG CRATE CORE, OBD, WHITE
AA3–CFM	RETURN	151 – 280	10x10	25	HART & COOLEY	RED5	ALUMINUM, EGG CRATE CORE, OBD, WHITE
AA4–CFM	RETURN	281 – 430	12x12	25	HART & COOLEY	RED5	ALUMINUM, EGG CRATE CORE, OBD, WHITE
AA5–CFM	RETURN	431 – 1,000	18x18	25	HART & COOLEY	RED5	ALUMINUM, EGG CRATE CORE, OBD, WHITE
AA6–CFM	RETURN	1,001 – 1,300	20x20	25	HART & COOLEY	RED5	ALUMINUM, EGG CRATE CORE, OBD, WHITE
AA7–CFM	RETURN	1,301 – 2,000	24x24	25	HART & COOLEY	RED5	ALUMINUM, EGG CRATE CORE, OBD, WHITE

- [1] ALL DIFFUSERS & GRILLES SHALL INCLUDE OPPOSED BLADE DAMPER.
[2] COORDINATE OPENINGS AND BORDER TYPE WITH GC.
[3] PROVIDE CEILING FIRE DAMPER AT DIFFUSER WHERE DIFFUSER PENETRATES FIRE RATING. SEE PLANS FOR LOCATIONS.

SIDEWALL DIFFUSER SCHEDULE							
DWG ID	TYPE	CFM RANGE	SIZE WxH	MAX NC	MANUFACTURER	MOD. No.	REMARKS
B1–CFM	SIDEWALL DIFFUSER	1 – 120	8X6	25	HART & COOLEY	92VHV	DOUBLE DEFLECTION, OBD, WHITE
B2–CFM	SIDEWALL DIFFUSER	121 – 185	10X6	25	HART & COOLEY	92VHV	DOUBLE DEFLECTION, OBD, WHITE
B3–CFM	SIDEWALL DIFFUSER	186 – 230	12X6	25	HART & COOLEY	92VHV	DOUBLE DEFLECTION, OBD, WHITE
B4–CFM	SIDEWALL DIFFUSER	231 – 340	20X6	25	HART & COOLEY	92VHV	DOUBLE DEFLECTION, OBD, WHITE
B5–CFM	SIDEWALL DIFFUSER	341 – 460	24X6	25	HART & COOLEY	92VHV	DOUBLE DEFLECTION, OBD, WHITE

- [1] ALL DIFFUSERS SHALL INCLUDE OPPOSED BLADE DAMPER.
[2] COORDINATE OPENINGS AND BORDERS W/ GC.

SIDEWALL RETURN GRILLE SCHEDULE							
DWG ID	TYPE	CFM RANGE	SIZE WxH	MAX NC	MANUFACTURER	MOD. No.	REMARKS
BB1–CFM	RETURN	1 – 120	8X6	25	HART & COOLEY	94	STEEL, WHITE
BB2–CFM	RETURN	121– 185	10X6	25	HART & COOLEY	94	STEEL, WHITE
BB3–CFM	RETURN	186 – 230	12X6	25	HART & COOLEY	94	STEEL, WHITE
BB4–CFM	RETURN	231 – 340	20X6	25	HART & COOLEY	94	STEEL, WHITE
BB5–CFM	RETURN	341 – 460	24X6	25	HART & COOLEY	94	STEEL, WHITE

- [1] ALL DIFFUSERS SHALL INCLUDE OPPOSED BLADE DAMPER.
[2] COORDINATE OPENINGS AND BORDER TYPE WITH GC.

No.	REVISIONS/SUBMISSIONS	Date



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Project

DOWNING SQUARE

19R PARK AVE, ARLINGTON, MA 02474

Title

MECHANICAL SCHEDULES

Designed
DCW

Checked
MAB

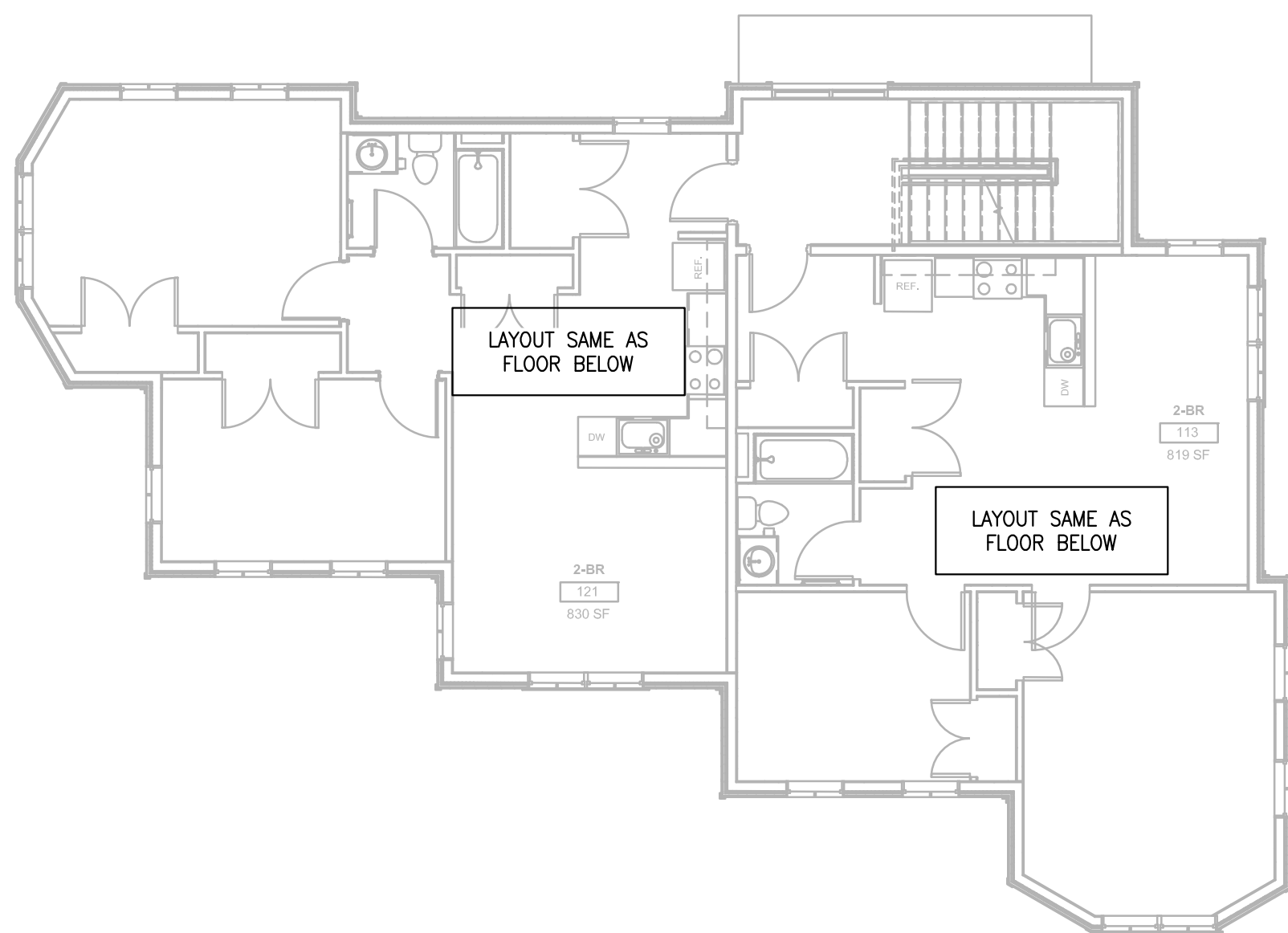
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16045.00

Scale
As Noted

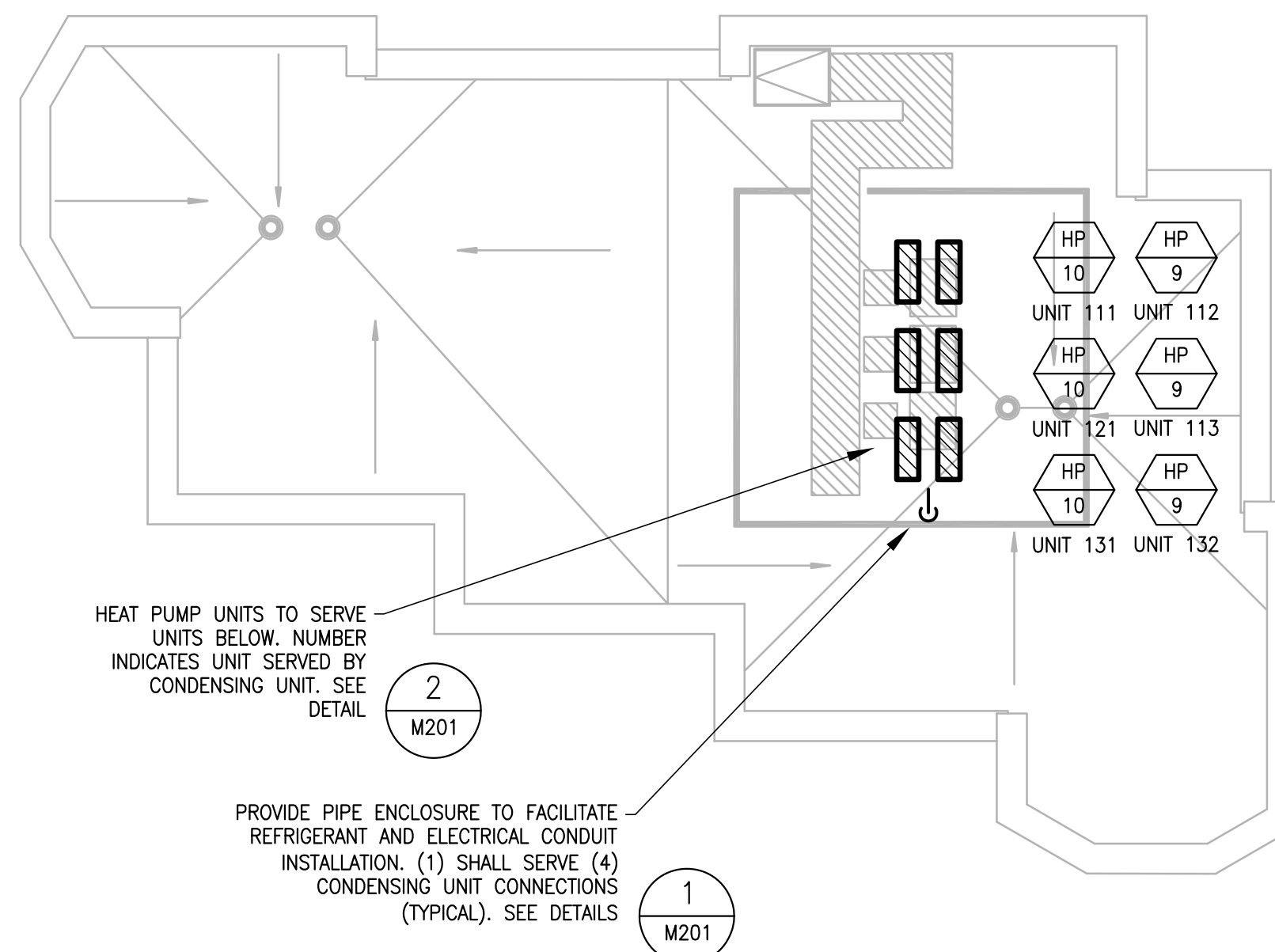
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Drawing No.

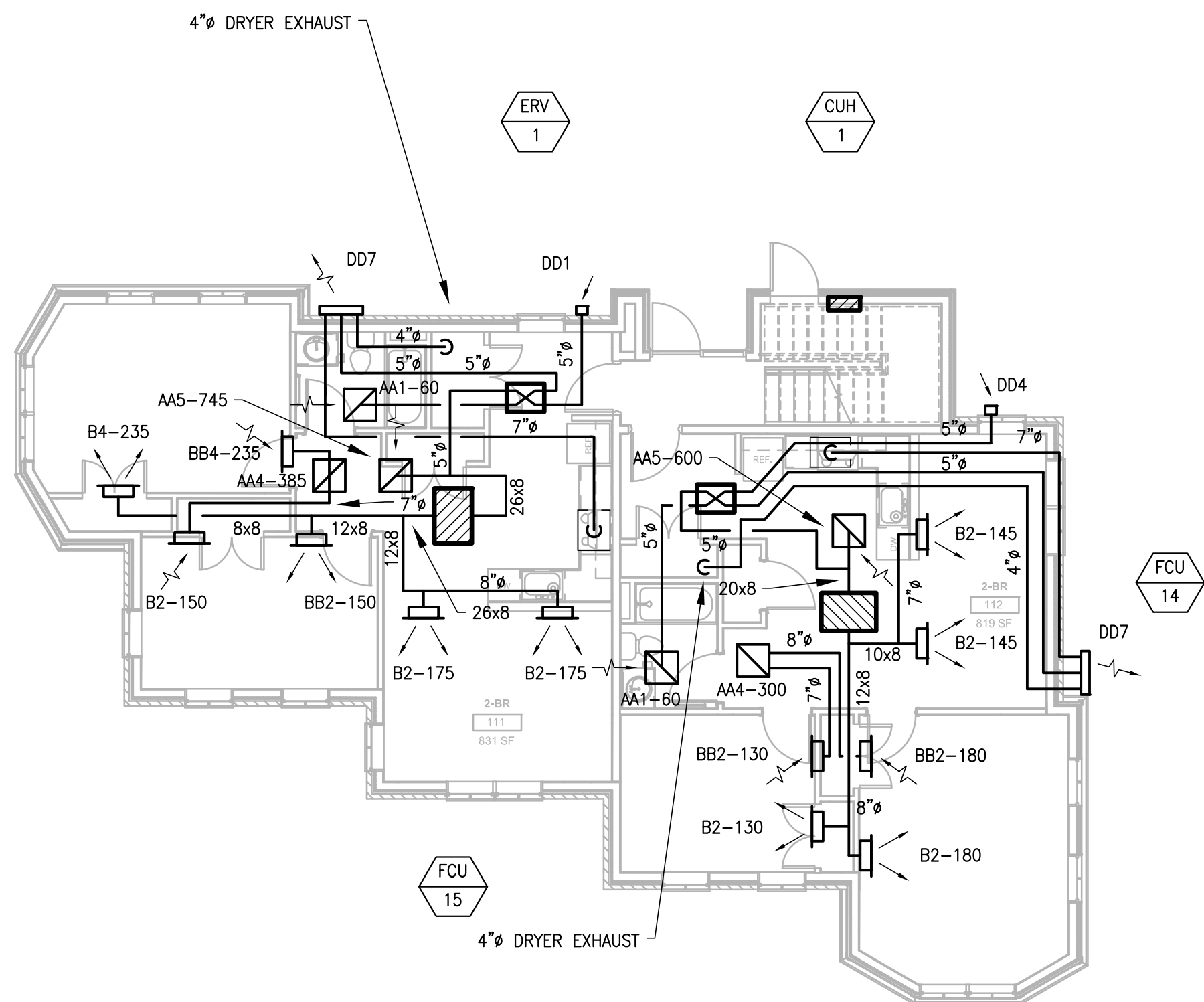
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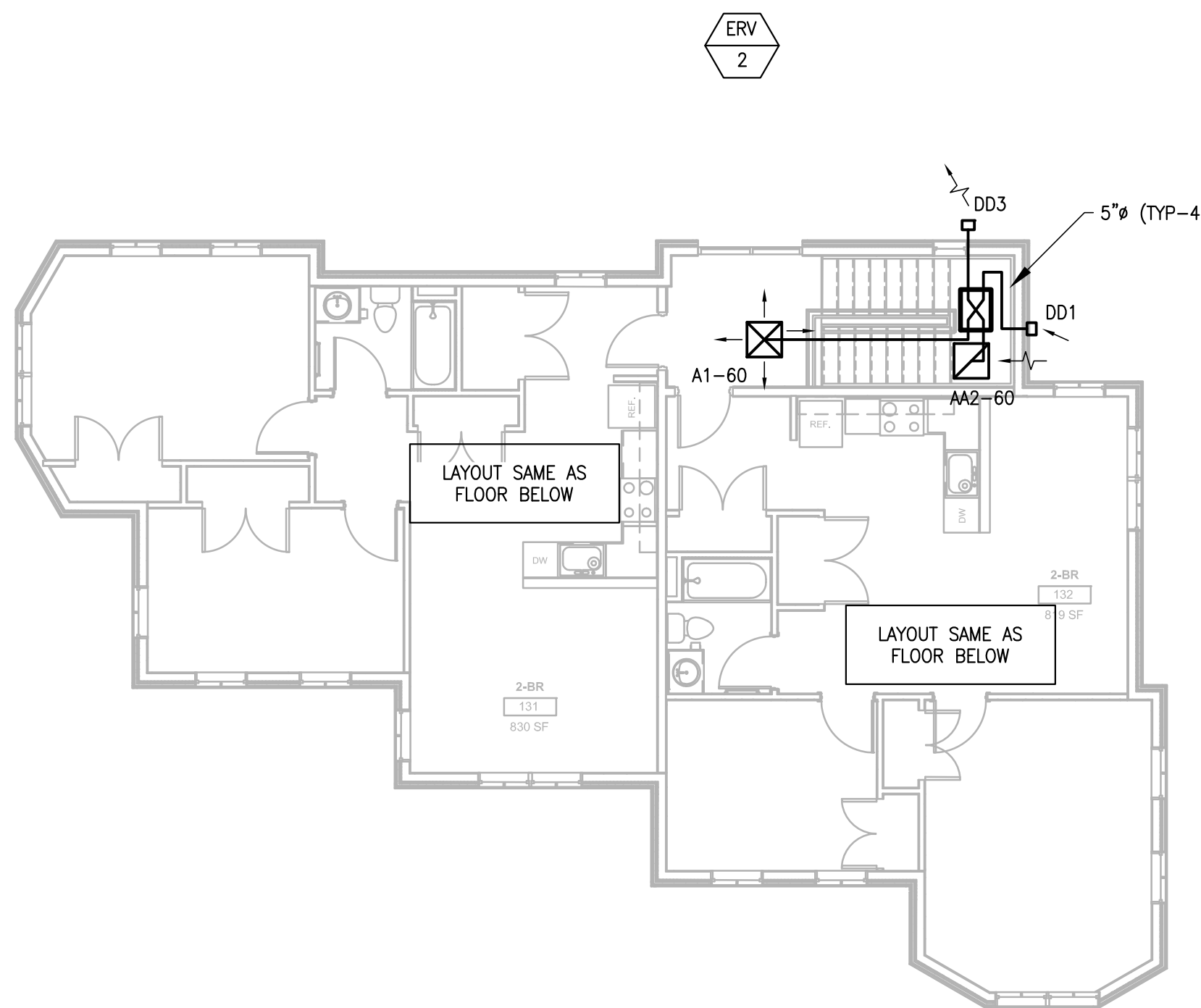
2 SECOND FLOOR MECHANICAL PLAN
SCALE: 1/8" = 1'-0"



4 ROOF MECHANICAL PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR MECHANICAL PLAN
SCALE: 1/8" = 1'-0"



3 THIRD FLOOR MECHANICAL PLAN
SCALE: 1/8" = 1'-0"

- MECHANICAL NOTES:**
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
 - INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
 - ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
 - EQUIPMENT, DUCTS AND PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
 - MC TO PROVIDE ALL FIRESTOPPING AND ACOUSTICAL SEALANT REQUIRED.
 - MC TO SUPPLY ACCESS HATCHES. GC TO INSTALL.
 - CONCEAL ALL CONTROL WIRING FOR THERMOSTATS WITHIN WALLS. NO SURFACE MOUNTED RACEWAYS.
 - INSTALL ALL DUCTS AND PIPING ON WARM SIDE OF INSULATION.
 - MC TO SUPPLY AND DUCT EXTERIOR WALL PENETRATIONS. GC TO INSTALL TERMINATION AND PROVIDE WEATHER TIGHT SEAL. COORDINATE WITH GC AND ARCHITECT. MC TO LOCATE WALL TERMINATIONS PER ARCHITECTURAL ELEVATIONS.
 - MC TO PROVIDE COORDINATION DRAWINGS. ALL REQUIRED PENETRATIONS OF STRUCTURAL FLOOR FRAMING MUST BE IDENTIFIED ON DRAWINGS, NO FIELD MODIFICATIONS OR PENETRATIONS OF FLOOR FRAMING IS PERMITTED.
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 - MC TO PROVIDE 1" FIRE RATED DUCT WRAP ON ALL RANGE HOOD EXHAUST DUCTS AND DRYER EXHAUST DUCTS WHERE DUCTS ARE LOCATED ABOVE THE FIRE RATED CEILING MEMBRANE.

No. REVISIONS/SUBMISSIONS Date

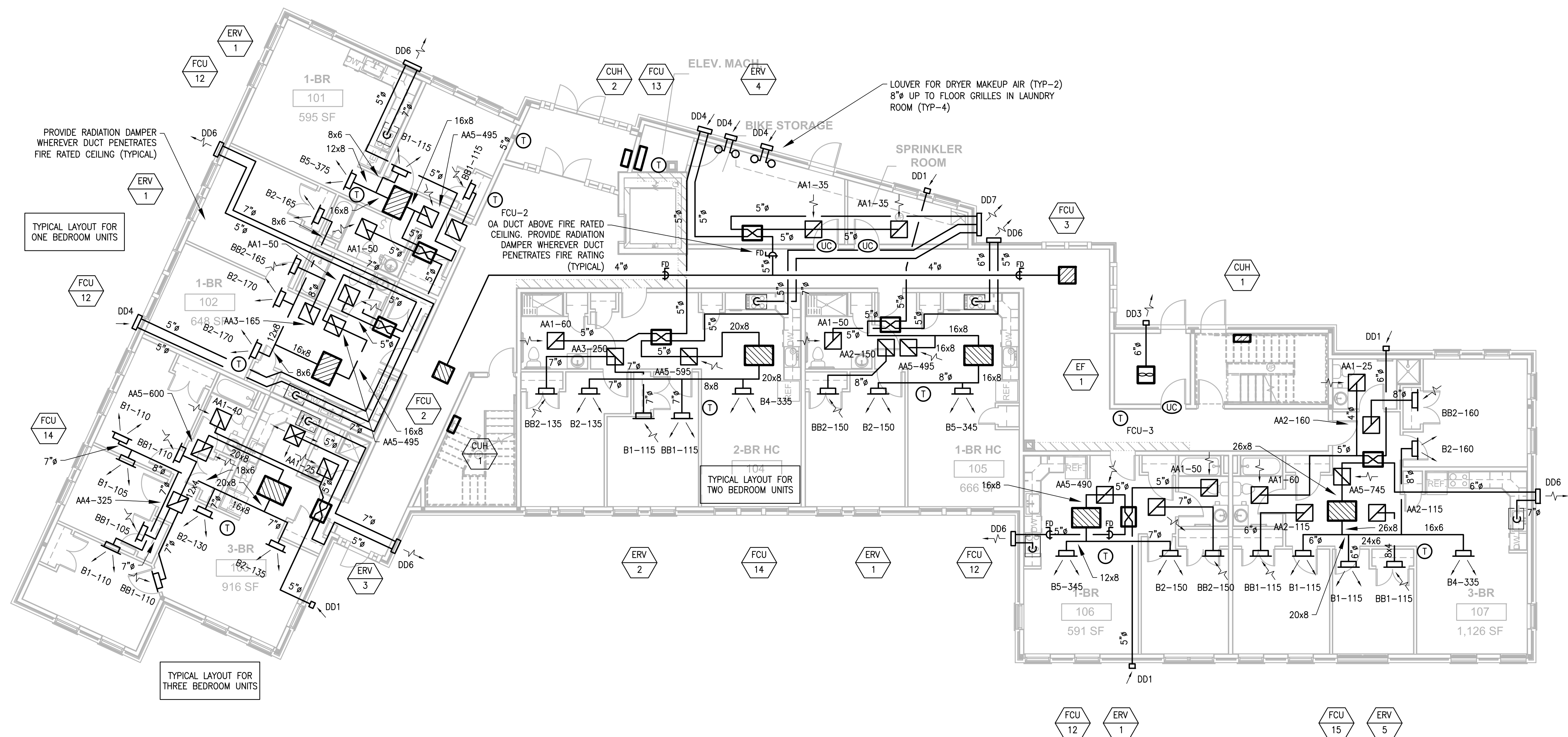


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Project:
DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title:
BUILDING A - FIRST FLOOR MECHANICAL PLANS

Designed DCW	Drawing No. A-M101
Checked MAB	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	



1 FIRST FLOOR MECHANICAL PLAN
B-M101 SCALE: 1/8" = 1'-0"

MECHANICAL NOTES:

- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
- INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
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Project

DOWNING SQUARE
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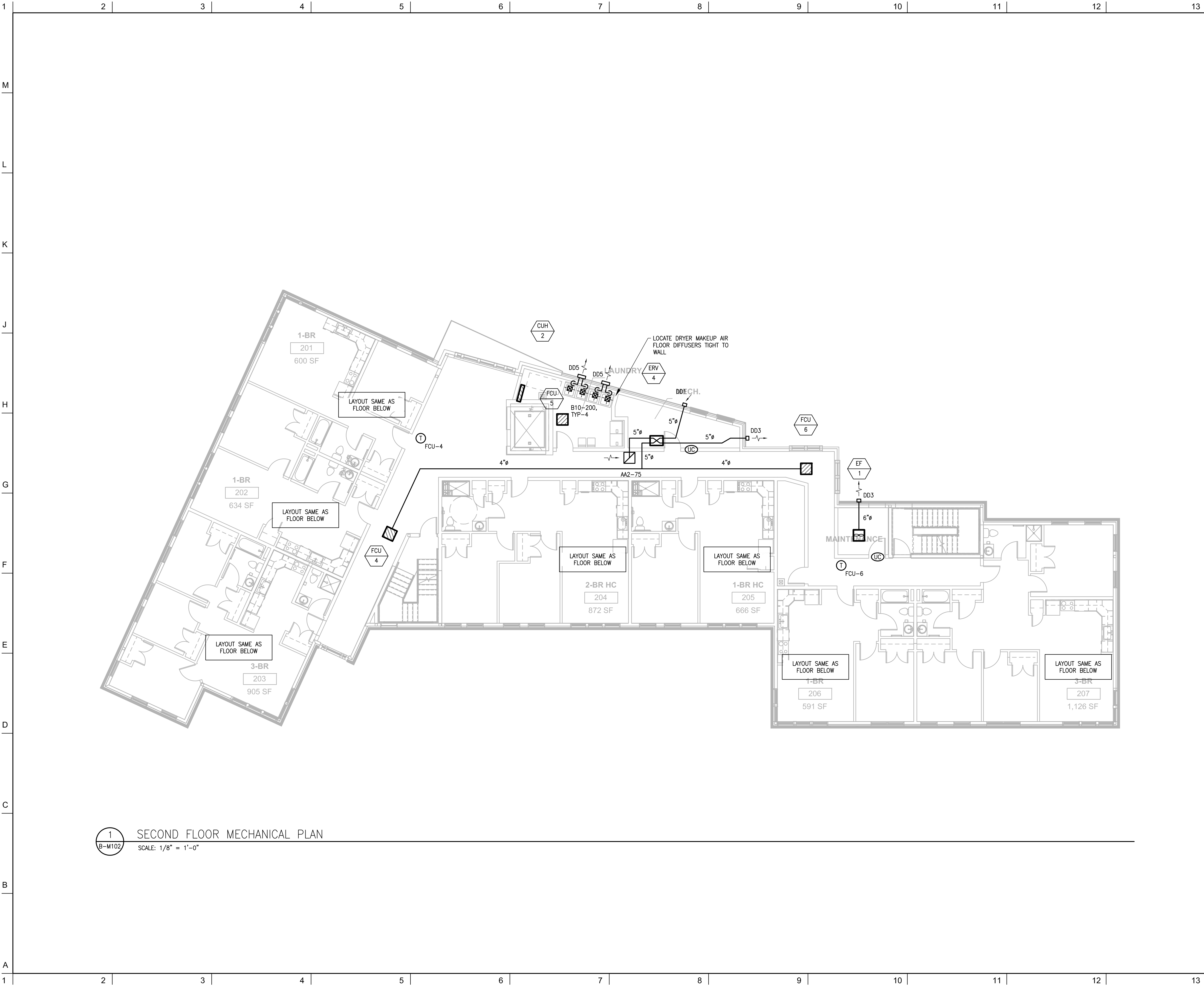
Title

**BUILDING B - FIRST FLOOR
MECHANICAL PLANS**

Designed
DCW
Checked
MAB
Project No.
16045.00
Scale
As Noted
Date
08.23.2019


Drawing No.

B-M101



- MECHANICAL NOTES:
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No.	REVISIONS/SUBMISSIONS	Date



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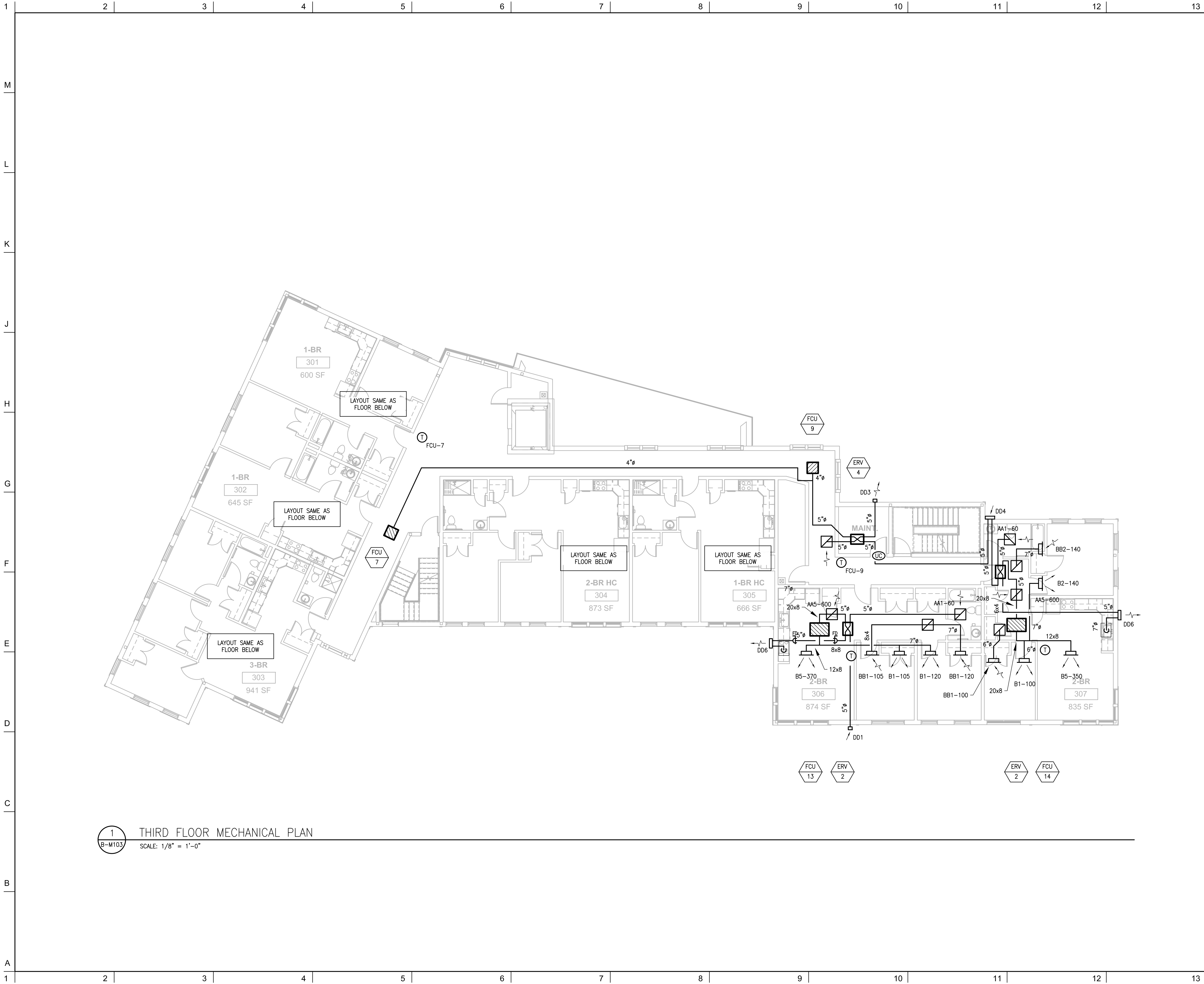
Project

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title


**BUILDING B - SECOND FLOOR
MECHANICAL PLAN**

Designed DCW	B-M102
Checked MAB	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	



- MECHANICAL NOTES:
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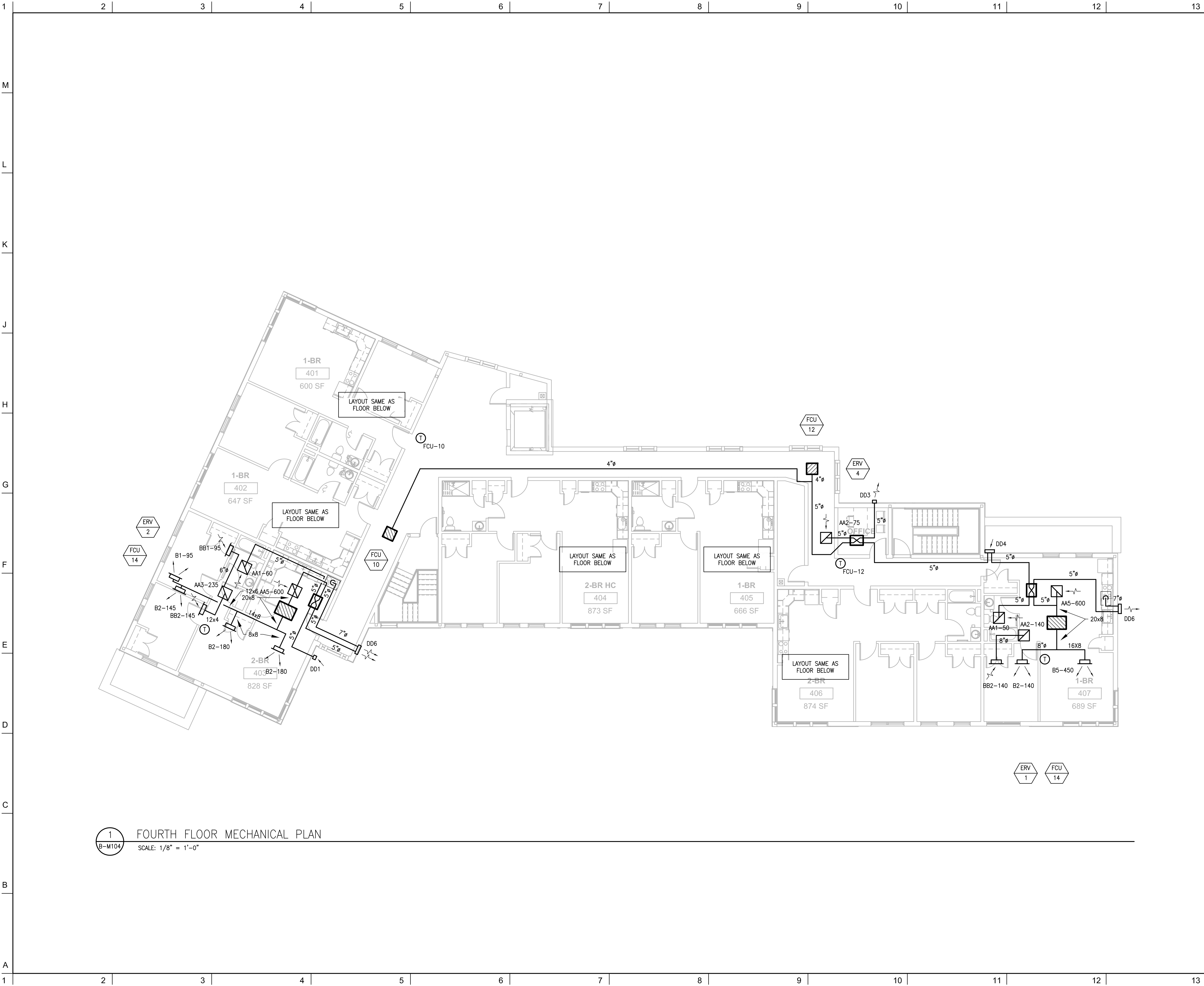
Project

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title

**BUILDING B - THIRD FLOOR
MECHANICAL PLAN**

Designed DCW	B-M103
Checked MAB	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	



- MECHANICAL NOTES:
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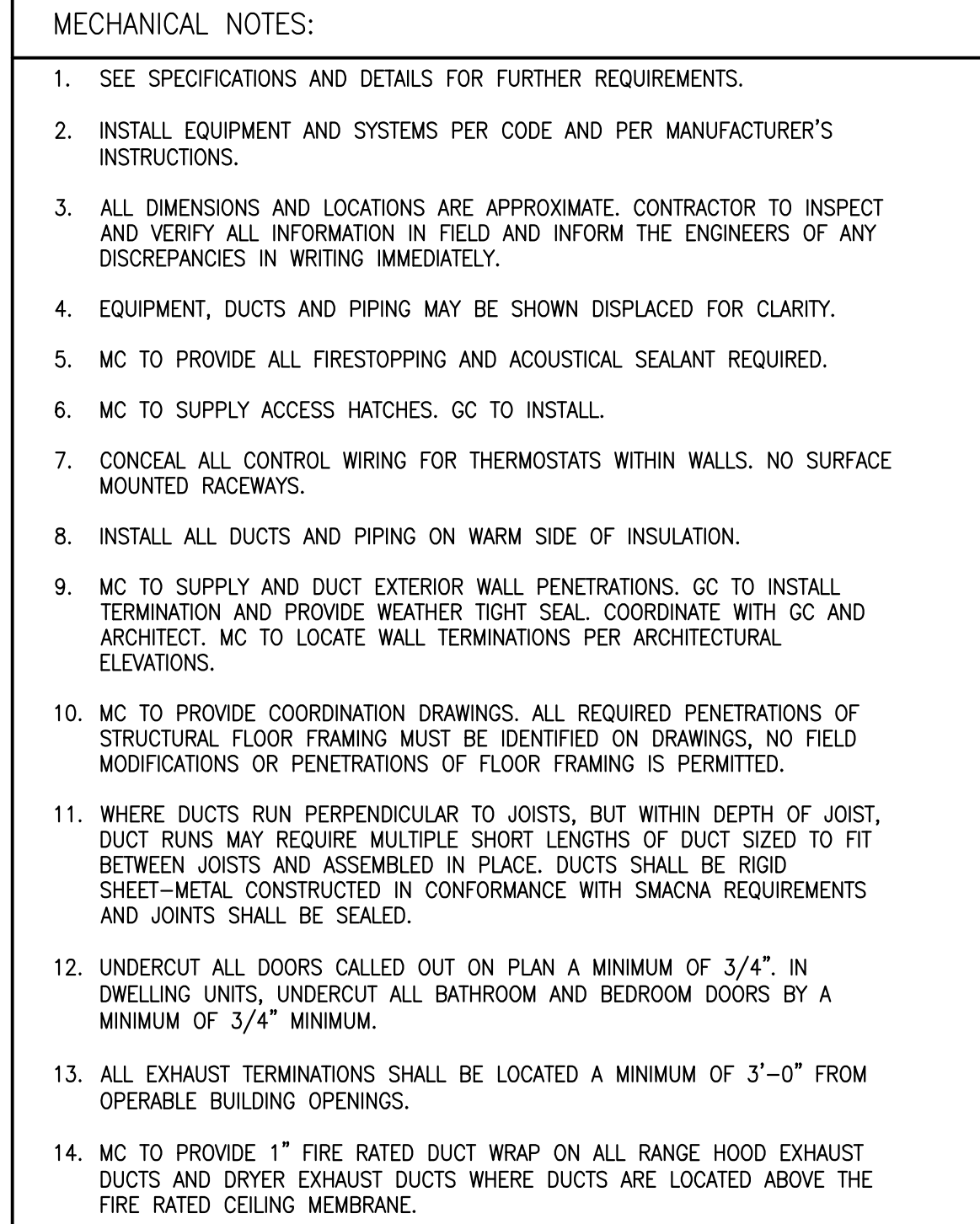
Project

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title

**BUILDING B - FOURTH FLOOR
MECHANICAL PLAN**

Designed DCW Checked MAB Project No. 16045.00 Scale As Noted Date 08.23.2019	Drawing No.	B-M104



No	REVISIONS/SUBMISSIONS	Date

Consultant

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Project **DOWNING SQUARE**
19R PARK AVE, ARLINGTON, MA 02474

Title	BUILDING B - ROOF MECHANICAL PLAN
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[illegible]

1 2 3 4 5 6 7 8 9 10 11 12 13

M

L

K

J

H

G

F

E

D

C

B

A

1 2 3 4 5 6 7 8 9 10 11 12 13

SUPPLY WEATHER-TIGHT INSTALLATION BY GC.
REFRIGERANT PIPING LINESETS, ELECTRICAL AND
CONTROLS CONDUIT SHALL BE ROUTED THROUGH ROOF
JACK WITH CONTINUOUS REFRIGERANT INSULATION.

FLASHING & WEATHER TIGHT INSTALLATION BY GC

CONTINUOUSLY INSULATED REFRIGERANT LINES,
ELECTRICAL AND CONTROLS CONDUIT.

NOTES:

- COORDINATE PIPING GOOSENECK INSTALLATION CLOSELY WITH ROOFING CONTRACTOR, GC & EC FOR A CLEAN COORDINATED SYSTEM INSTALLATION.
- LIQUID AND SUCTION REFRIGERANT LINES SHALL BOTH BE CONTINUOUSLY INSULATED FROM CONDENSING UNIT CONNECTIONS TO DX COIL AT TERMINAL AHU SYSTEM. PROVIDE UV RESISTANT COATING OR COVERING WHERE EXPOSED TO SUNLIGHT.
- MC TO PROVIDE GC WITH MARKED UP PLAN INDICATING ROOF PENETRATION LOCATIONS. EC & PC TO REVIEW ROOF CURB LOCATIONS TO ENSURE THERE WILL BE NO CONDUIT/PIPING CONFLICTS FOR FINAL INSTALLATION.
- MC TO SUPPLY MODEL No. 353 ROOF JACK, CONSTRUCTED OF HOT DIPPED GALVANIZED 26 GAUGE SHEET METAL, FOR WEATHER TIGHT INSTALLATION BY GC.
- GC TO INSTALL ROOF PENETRATION SYSTEM ACCORDING TO MANUFACTURER'S RECOMMENDATION.

1 REFRIGERANT PIPING ROOF PENETRATION
M201 SCALE: NTS

4" ENCLOSURE OVERHANG
LOCATE REFRIGERANT PIPING IN STACKED
ORIENTATION TO CONSOLIDATE CU'S.
UNI-STRUT PIPING SUPPORT BRACKETS
SHALL NOT IMPEDE MANUFACTURER
SERVICE CLEARANCES.

3'-0" MAX SPACING

12" THROAT MIN.

10" MIN.

NOTES:

- PROVIDE VIBRATION ISOLATION FOR EACH HEAT PUMP UNIT ATTACHED TO THE CONDENSING UNIT STAND.
- CONDENSING UNIT STAND TO BE SELF BALLASTED AND BE ABLE TO WITHSTAND WIND VELOCITIES OF 105 MPH WITHOUT SLIDING OR TIPPING.

2 OUTDOOR HEAT PUMP SUPPORT DETAIL
M201 SCALE: NTS

HEAT PUMP UNITS, MAINTAIN
MANUFACTURERS RECOMMENDED
SERVICE CLEARANCES.

UNIT TO BE SUPPORTED
ON SPRING TYPE
VIBRATION ISOLATOR
(MASON INDUSTRIES
C-TYPE ISOLATOR)

PROVIDE BIG FOOT
LIGHT DUTY LD
CUSTOM FRAME

24" MIN.

ROOF

CLIP PIPE TO SLEEPER
4" x 4" x 2" WOOD SLEEPER.
LOCATE 10' ON CENTER (MAX)
AND WITHIN 12" OF EVERY BEND

INSULATE PIPE PER SPEC.
PROVIDE UV-RESISTANT COATING
WHERE EXPOSED TO SUNLIGHT.

GALVANIZED CONDUIT
FOR CONTROL WIRING

POWER
BY EC


NEW ROOF MEMBRANE SLIPSHEET.
MINIMUM 3" LARGER THAN
SLEEPER IN BOTH DIMENSIONS.
USE SAME MEMBRANE AS ROOF
(NOT ADHERED)

ROOF

NOTES:

- PROVIDE SUPPORT FOR REFRIGERANT PIPING AND CONTROL WIRING.
- COORDINATE WITH EC TO ACCOMMODATE POWER CONDUIT ON SLEEPER.

3 ROOF MOUNTED REFRIGERANT PIPING DETAIL
M201 SCALE: NTS

No.	REVISIONS/SUBMISSIONS	Date
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Project DOWNING SQUARE 19R PARK AVE, ARLINGTON, MA 02474		
Title MECHANICAL DETAILS		
	<div><div>Designed DCW</div><div>Checked MAB</div><div>Project No. 16045.00</div><div>Scale As Noted</div><div>Date 08.23.2019</div></div>	<div><div>Drawing No.</div><div>M201</div></div>



MAXIMUM PIPE SUPPORT SPACING, FEET		
	HORIZ.	VERT.
COPPER PIPE > 1-1/4"	12	10
COPPER PIPE ≤ 1-1/4"	6	10
≥ 1-1/4" TUBE	10	10
PVC	4	10
STEEL PIPE	10	10
PEX	2 2/3	10

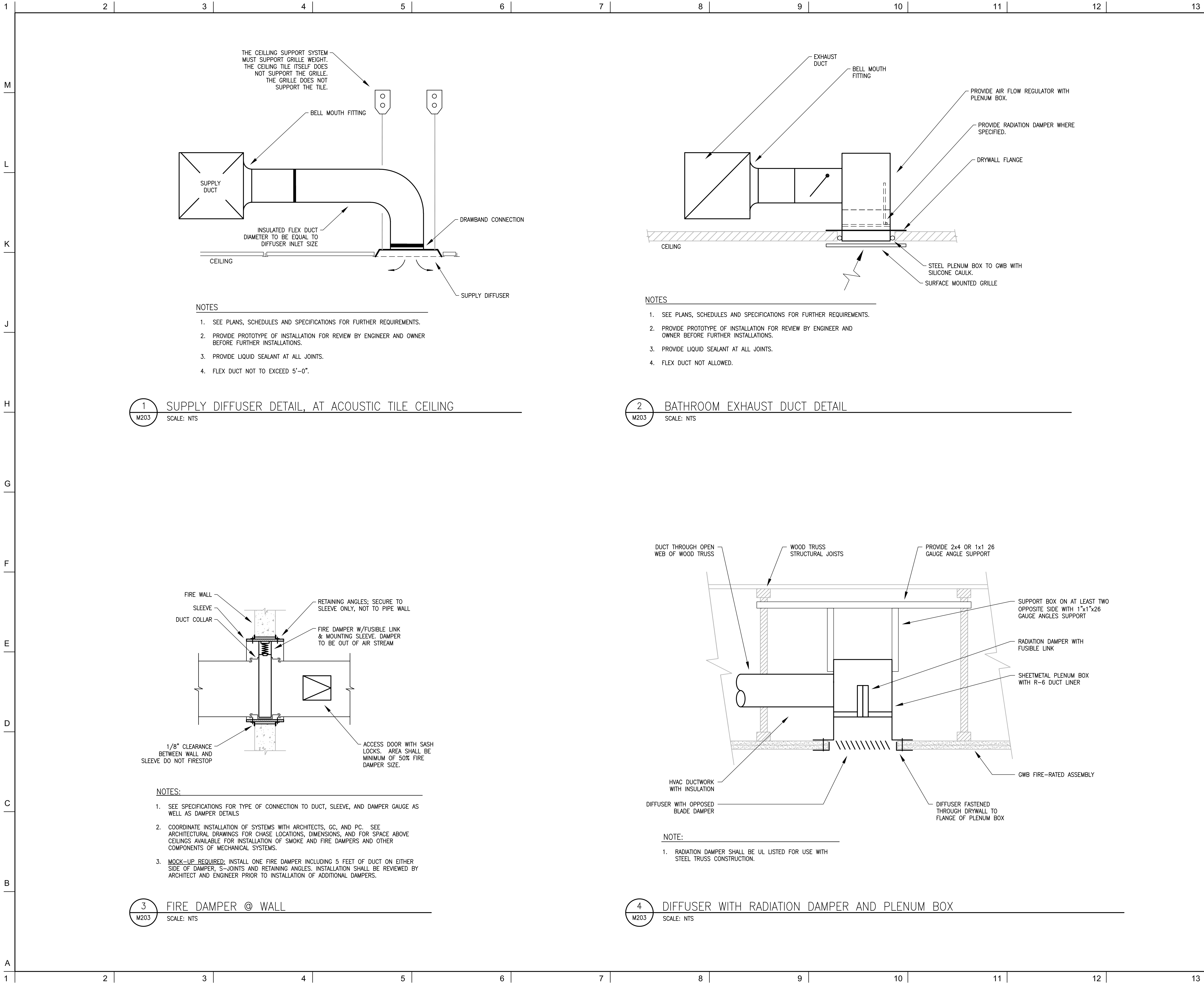


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M202



No.	REVISIONS/SUBMISSIONS	Date



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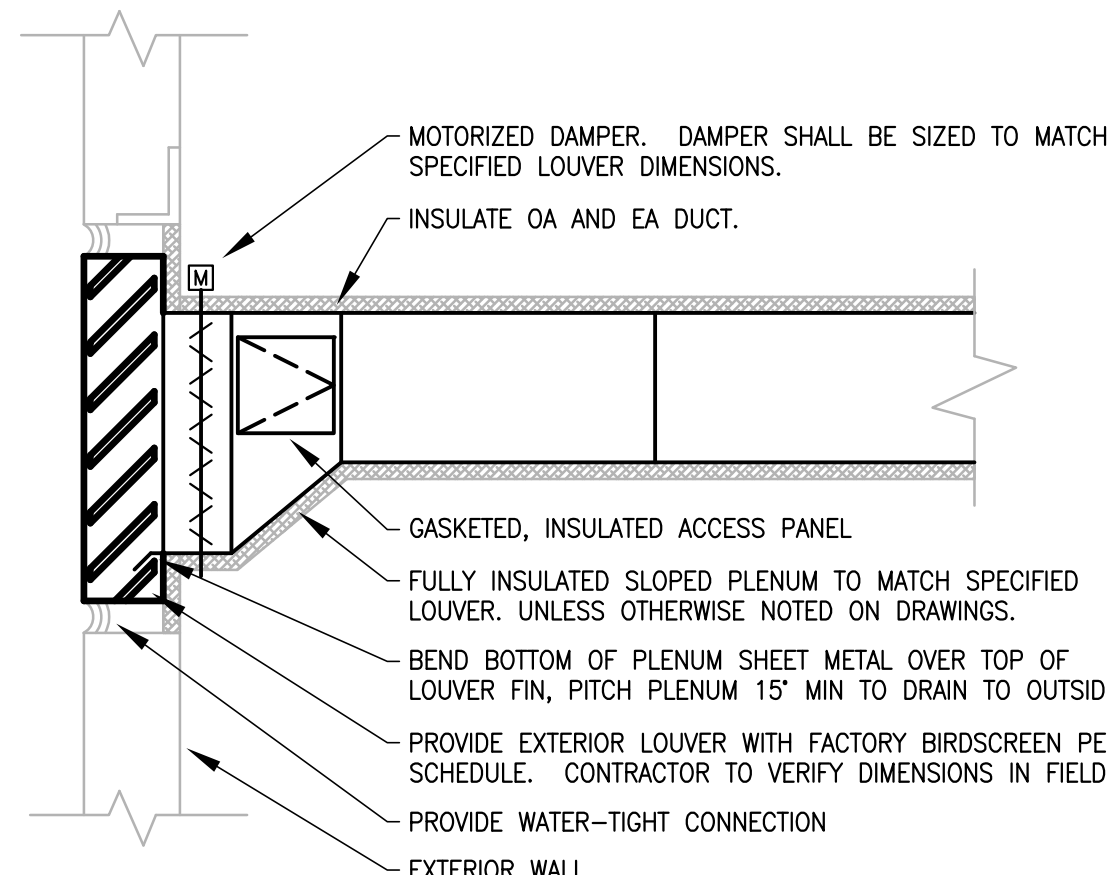
Project

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

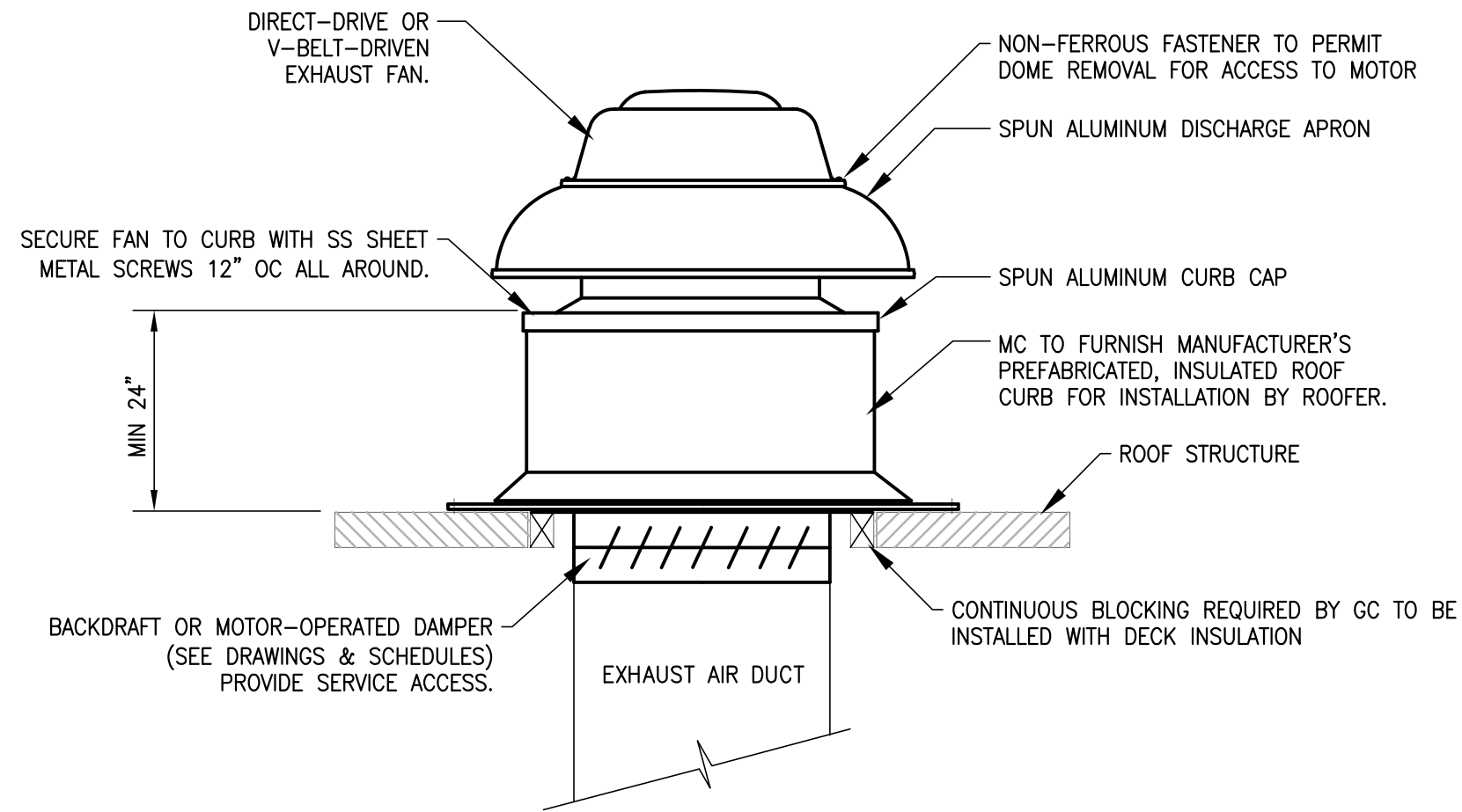
Title

MECHANICAL DETAILS

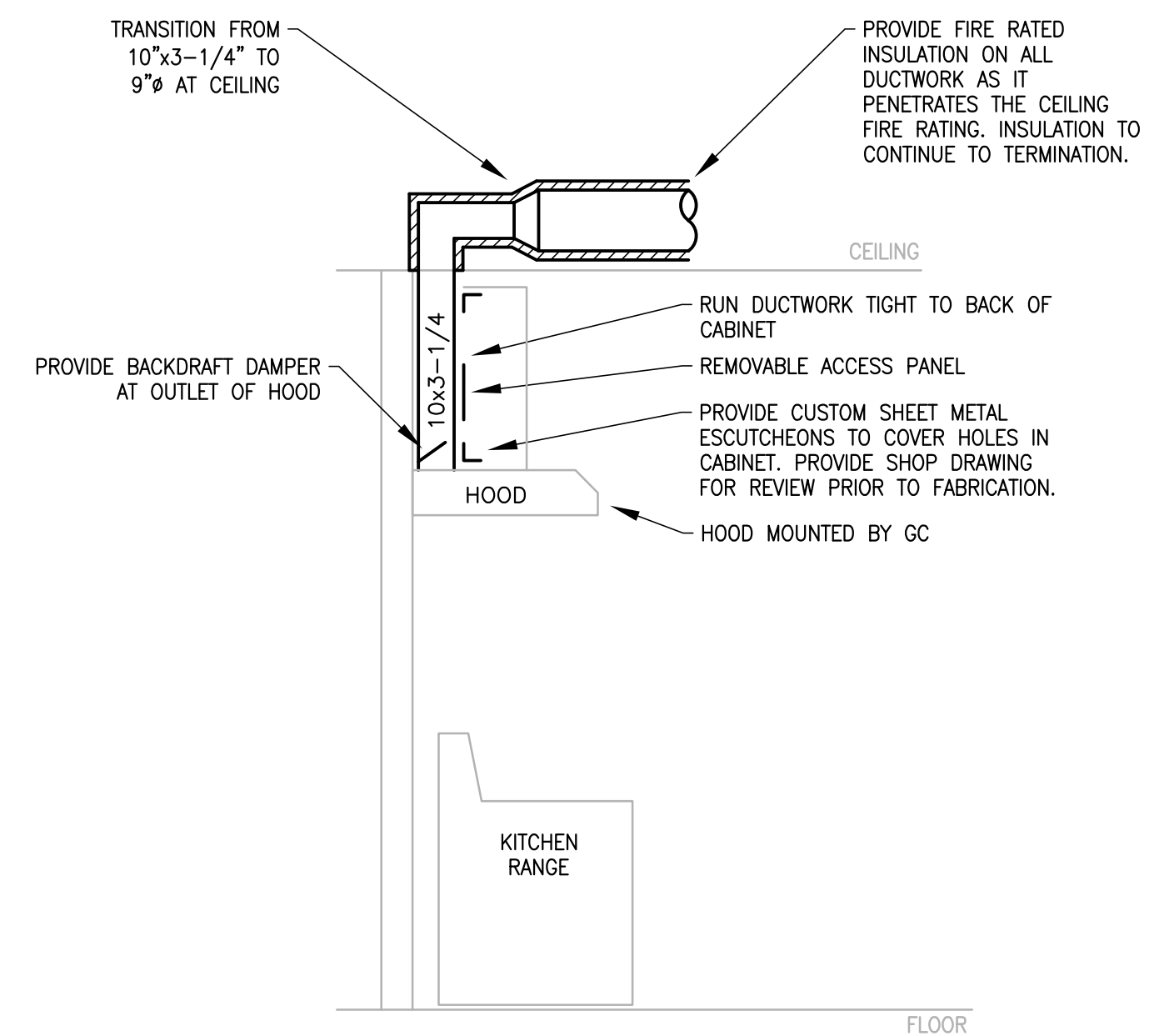
Designed DCW	Drawing No. M203
Checked MAB	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	



- NOTES:
1. INSULATE ALL PLENUMS. FOR EA DUCT, END INSULATION 5'-0" MIN FROM BUILDING WALL.
 2. INSULATE ALL UNUSED AREAS OF LOUVER AND/OR PLENUM WITH 2" INSULATING BOARD.



- NOTE:
1. CURB SIZE TO BE DETERMINED FROM APPROVED SHOP DRAWINGS OF FANS SELECTED.
 2. GC & ROOFER TO PROVIDE WATERTIGHT SEAL.

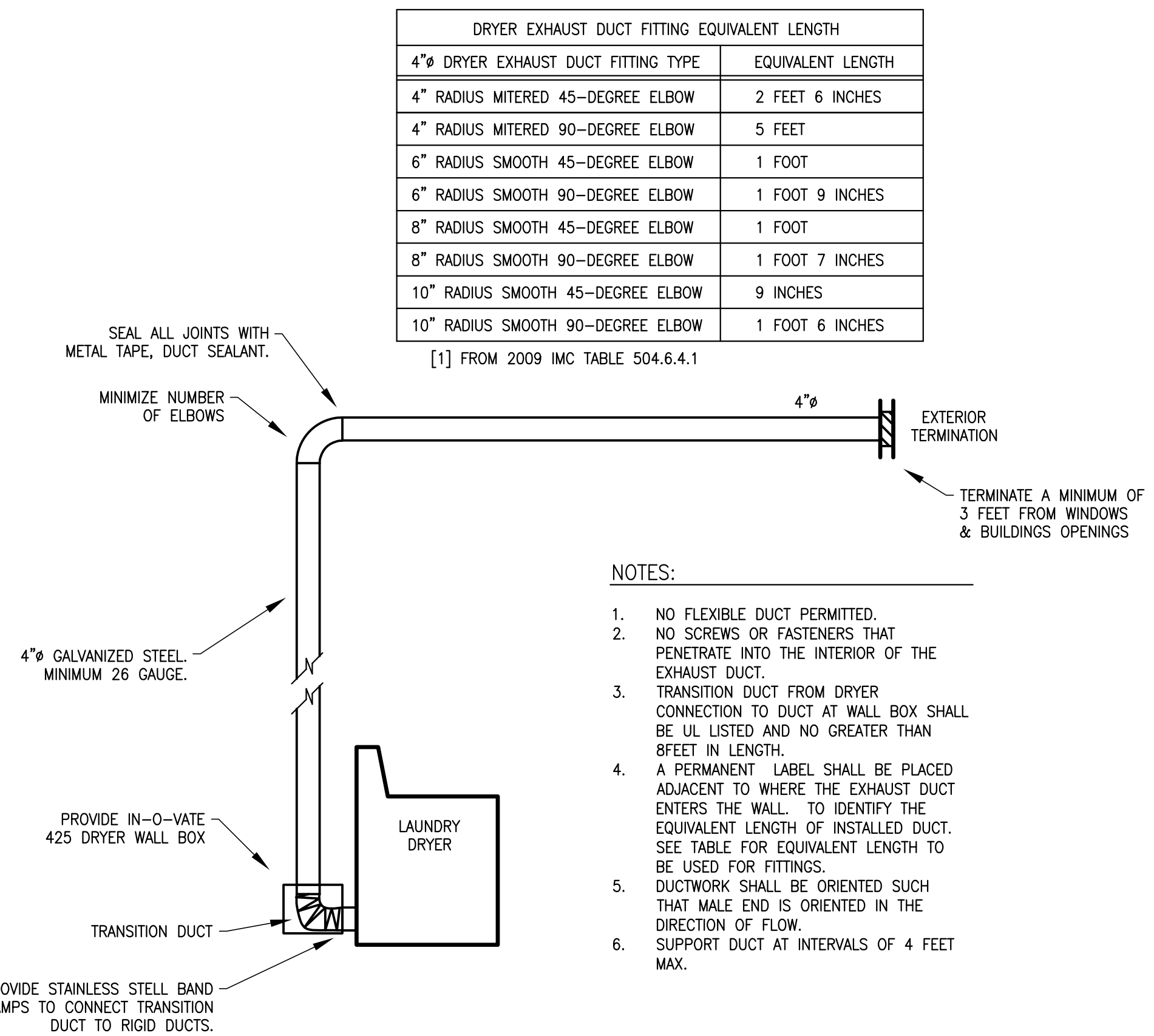


- NOTES:
1. SEAL ALL DUCTWORK WITH LIQUID SEALANT.
 2. ESCUTCHEONS SHALL BE SHOP BUILT AND SHALL HAVE HEMMED EDGES AND FINISHED APPEARANCE. NO FIELD FABRICATED ESCUTCHEON WILL BE ACCEPTED.
 3. HOLES IN UPPER CABINETS SHALL BE CUT BY A SKILLED FINISHED CARPENTER. HOLES SHALL BE CLEAN AND SQUARE AND PROPERLY LOCATED TO ALLOW FOR INSTALLATION OF DUCTWORK.

1 OUTSIDE AIR INTAKE & EXHAUST PLENUM DETAIL
SCALE: NTS

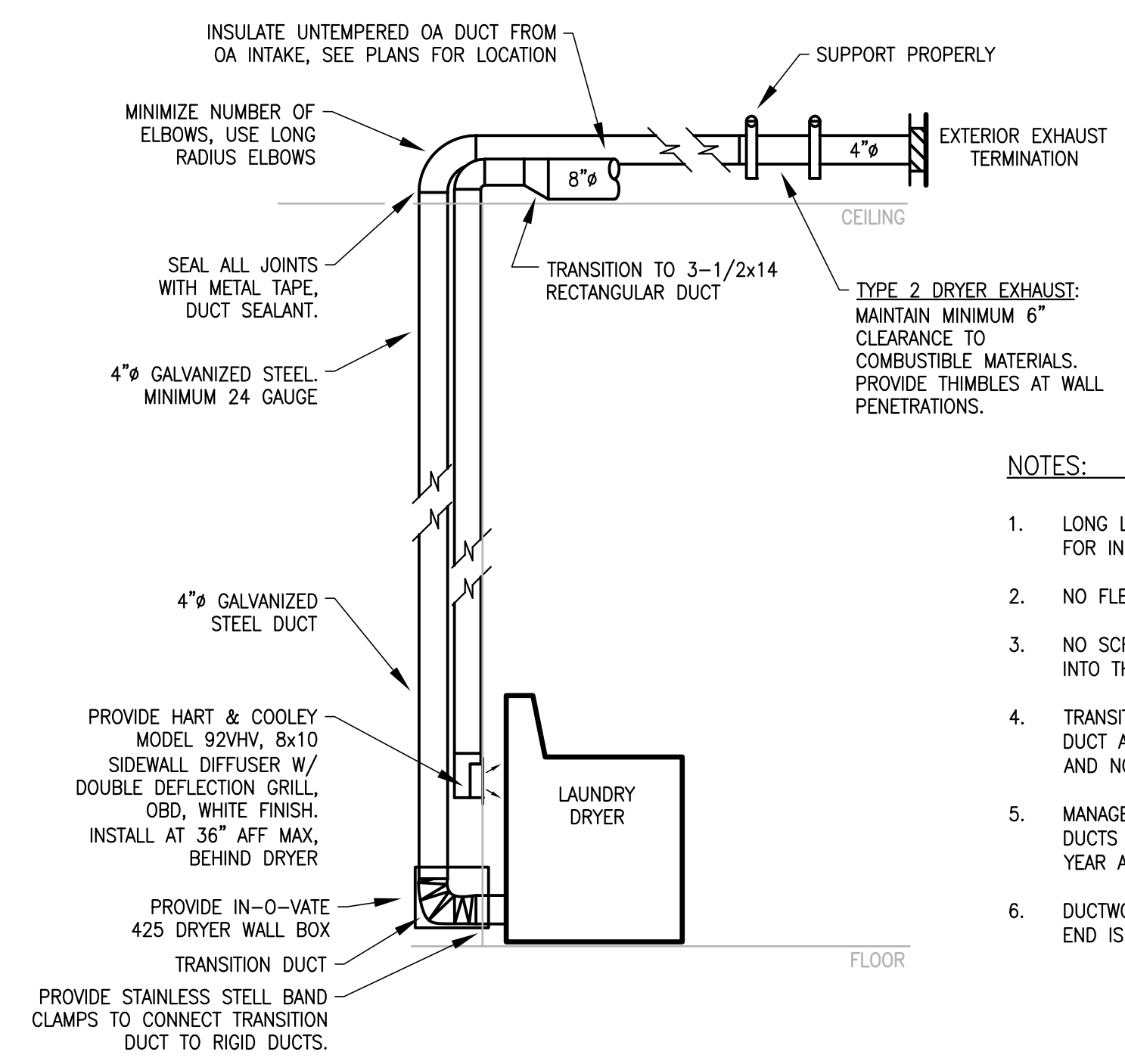
2 EXHAUST FAN
SCALE: NTS

3 RANGE HOOD DUCT INSTALLATION DETAIL
SCALE: NTS



- NOTES:
1. NO FLEXIBLE DUCT PERMITTED.
 2. NO SCREWS OR FASTENERS THAT PENETRATE INTO THE INTERIOR OF THE EXHAUST DUCT.
 3. TRANSITION DUCT FROM DRYER CONNECTION TO DUCT AT WALL BOX SHALL BE UL LISTED AND NO GREATER THAN 8 FEET IN LENGTH.
 4. A PERMANENT LABEL SHALL BE PLACED ADJACENT TO WHERE THE EXHAUST DUCT ENTERS THE WALL. TO IDENTIFY THE EQUIVALENT LENGTH OF INSTALLED DUCT. SEE TABLE FOR EQUIVALENT LENGTH TO BE USED FOR FITTINGS.
 5. DUCTWORK SHALL BE ORIENTED SUCH THAT MALE END IS ORIENTED IN THE DIRECTION OF FLOW.
 6. SUPPORT DUCT AT INTERVALS OF 4 FEET MAX.

4 CLOTHES DRYER EXHAUST DUCT DETAIL
SCALE: NTS



- NOTES:
1. LONG LENGTH CLOTHES DRYERS TO BE SUPPLIED FOR INSTALLATION.
 2. NO FLEXIBLE DUCT PERMITTED.
 3. NO SCREWS OR FASTENERS THAT PENETRATE INTO THE INTERIOR OF THE EXHAUST DUCT.
 4. TRANSITION DUCT FROM DRYER CONNECTION TO DUCT AT WALL BOX SHALL BE UL 2158A LISTED AND NO GREATER THAN 8'-FEET IN LENGTH.
 5. MANAGEMENT MUST PROVIDE INSPECTION OF ALL DUCTS AND EXTERIOR TERMINATIONS TWICE PER YEAR AND DOCUMENT DATE AND FINDINGS.
 6. DUCTWORK SHALL BE ORIENTED SUCH THAT MALE END IS ORIENTED IN THE DIRECTION OF FLOW.
 7. PROVIDE PERMANENT, ENGRAVED PHENOLIC PLACARD MOUNTED ABOVE WALL BOX. PLACARD SHALL READ AS FOLLOWS:
WARNING:
THIS EXHAUST DUCT SYSTEM IS XX EQUIVALENT FEET IN LENGTH. VERIFY APPLIANCE MAXIMUM EXHAUST LENGTH PRIOR TO INSTALLATION
 8. DUCTWORK SHALL BE ORIENTED SUCH THAT MALE END IS ORIENTED IN THE DIRECTION OF FLOW.
 9. PROVIDE PROTECTIVE SHIELD PLATES WHERE NAILS AND SCREWS FROM FINISH WORK MAY PENETRATE DUCTS. (SHIELDS TO BE A MINIMUM OF 0.062\"/>


5 TYPE 2 CLOTHES DRYER EXHAUST DUCT DETAIL
SCALE: NTS

DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH	
4"Ø DRYER EXHAUST DUCT FITTING TYPE	EQUIVALENT LENGTH
4" RADIUS MITERED 45-DEGREE ELBOW	2 FEET 6 INCHES
4" RADIUS MITERED 90-DEGREE ELBOW	5 FEET
6" RADIUS SMOOTH 45-DEGREE ELBOW	1 FOOT
6" RADIUS SMOOTH 90-DEGREE ELBOW	1 FOOT 9 INCHES
8" RADIUS SMOOTH 45-DEGREE ELBOW	1 FOOT
8" RADIUS SMOOTH 90-DEGREE ELBOW	1 FOOT 7 INCHES
10" RADIUS SMOOTH 45-DEGREE ELBOW	9 INCHES
10" RADIUS SMOOTH 90-DEGREE ELBOW	1 FOOT 6 INCHES

[1] FROM 2009 IMC TABLE 504.6.4.1

DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH	
4"Ø DRYER EXHAUST DUCT FITTING TYPE	EQUIVALENT LENGTH
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4" RADIUS MITERED 90-DEGREE ELBOW	5 FEET
6" RADIUS SMOOTH 45-DEGREE ELBOW	1 FOOT
6" RADIUS SMOOTH 90-DEGREE ELBOW	1 FOOT 9 INCHES
8" RADIUS SMOOTH 45-DEGREE ELBOW	1 FOOT
8" RADIUS SMOOTH 90-DEGREE ELBOW	1 FOOT 7 INCHES
10" RADIUS SMOOTH 45-DEGREE ELBOW	9 INCHES
10" RADIUS SMOOTH 90-DEGREE ELBOW	1 FOOT 6 INCHES

[1] FROM 2009 IMC TABLE 504.6.4.1



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Project

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

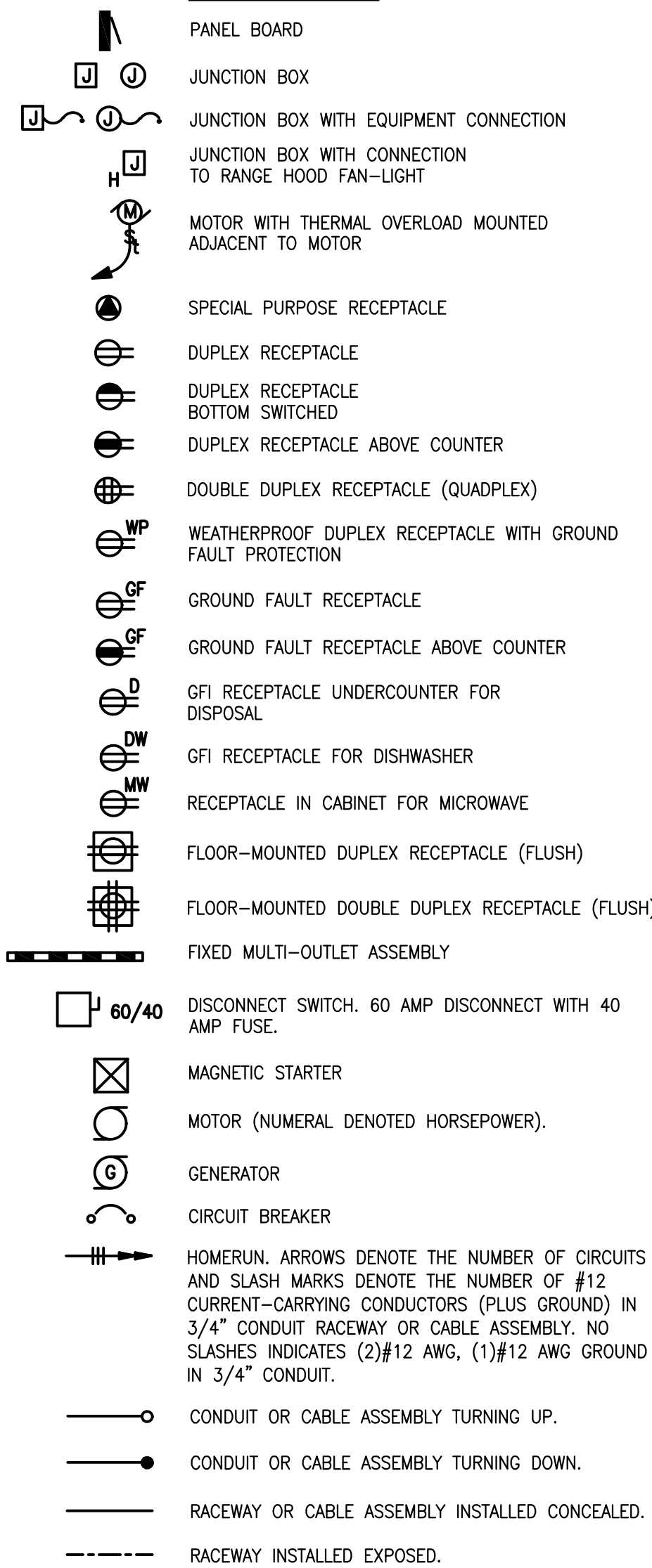
Title

MECHANICAL DETAILS

















Designed DCW	Drawing No. M204
Checked MAB	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	

ELECTRICAL LEGEND

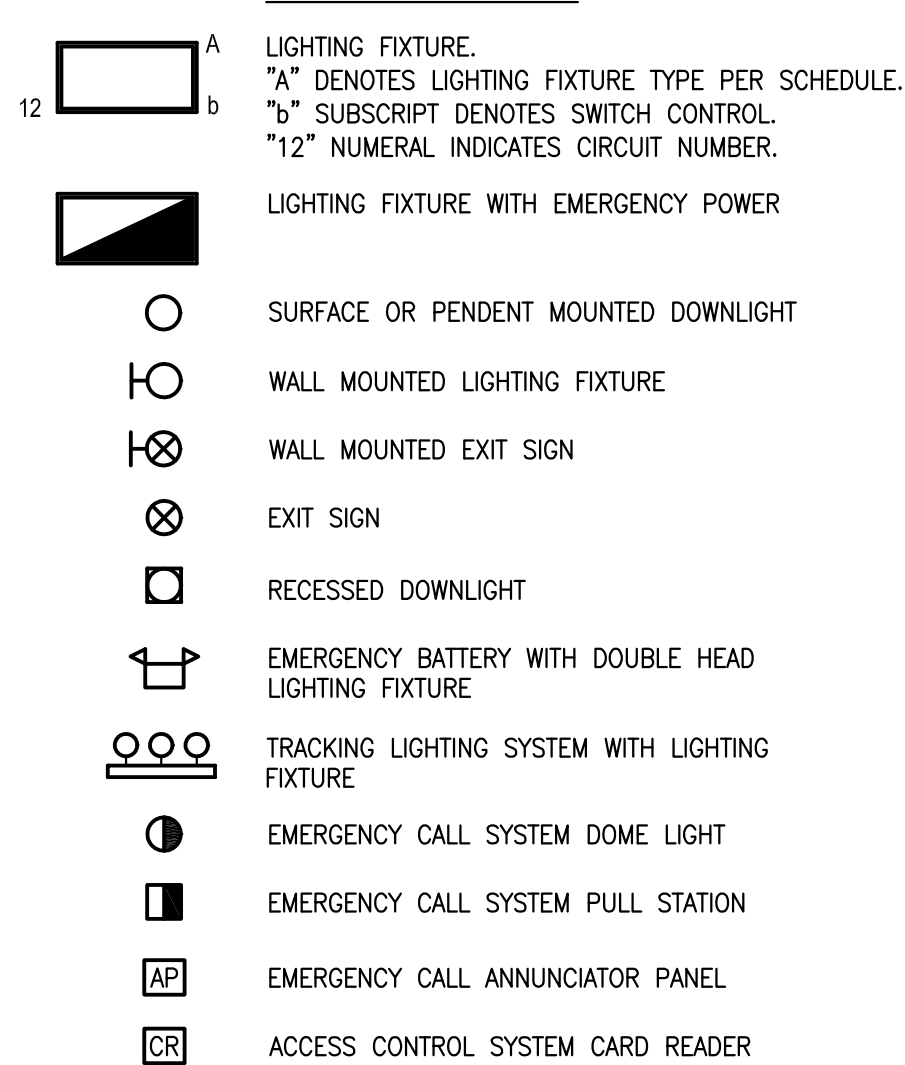
POWER LEGEND



ABBREVIATIONS

AC	ALTERNATING CURRENT
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
CMU	CONCRETE MASONRY UNIT
DC	DIRECT CURRENT
DDC	DIRECT DIGITAL CONTROL
DHW	DOMESTIC HOT WATER
(E)	EXISTING EQUIPMENT, RETAIN RACEWAYS, JUNCTION BOXES, AND BRANCH CIRCUIT WIRING.
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EMS	ENERGY MANAGEMENT SYSTEM
ETR	EXISTING TO REMAIN
FC	FAN COIL
FPC	FIRE PROTECTION CONTRACTOR
FEET	FEET
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
IFP	INTELLIGENT FIELD PANEL
MDP	MAIN DISTRIBUTION PANEL
MLO	MAIN LUG PANEL
MAU	MAKEUP AIR UNIT
MC	MECHANICAL CONTRACTOR
NTS	NOT TO SCALE
OH	OVERHEAD
PC	PLUMBING CONTRACTOR
PROVIDE	SUPPLY AND INSTALL
RTU	ROOF TOP UNIT
SA	SURGE ARRESTOR
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
TYP	TYPICAL
UG	UNDERGROUND
UH	UNIT HEATER
UO	UNLESS OTHERWISE SPECIFIED
UV	UNIT VENTILATOR
VFD	VARIABLE FREQUENCY DRIVE
WP	WEATHER PROOF
	CONNECT TO EXISTING
	THERMOSTAT
	VOLTAGE TRANSFORMER (120V/24V)
	REVISION TRIANGLE
	CLOSED CIRCUIT SECURITY TV OUTLET
	CABLE TELEVISION OUTLET
	VOICE/DATA OUTLET (1)RJ45 VOICE & (1) RJ45 DATA
	TELEPHONE OUTLET (1) RJ11
	DATA OUTLET (1) RJ45
	CABLE TV TERMINAL CABINET & TELE INTERFACE UNIT
	INTERCOM W/ DOOR RELEASE
	INTERCOM W/ VISUAL & DOOR RELEASE
	INTERCOM MASTER
	PUSH BUTTON
	CHIME
	WATER ALARM

LIGHTING LEGEND



GENERAL ELECTRICAL NOTES:

1. GENERAL CONDITIONS & SPECIFICATIONS: THE GENERAL CONDITIONS, AND SPECIFICATIONS ARE PART OF THIS WORK. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND BE FAMILIAR WITH THESE CONDITIONS & SPECIFICATIONS.
2. CODES AND ORDINANCES: INSTALLATION OF THE SYSTEMS SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NATIONAL ELECTRIC CODE, AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES.
3. REQUIREMENTS: OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES AND CERTIFICATES.
4. DESIGN: EQUIPMENT AND ACCESSORIES NOT SPECIFICALLY DESCRIBED OR IDENTIFIED BY MANUFACTURER'S CATALOG NUMBERS SHALL BE DESIGNED IN CONFORMITY WITH NEC, IEEE, UL OR OTHER APPLICABLE TECHNICAL STANDARDS, AND SHALL HAVE NEAT AND FINISHED APPEARANCE.
5. INSTALLATION: ERECT EQUIPMENT IN NEAT AND WORKMANLIKE MANNER; INSTALL SO THAT CONNECTING AND DISCONNECTING OF EQUIPMENT AND ACCESSORIES CAN BE MADE READILY AND SO THAT ALL PARTS ARE EASILY ACCESSIBLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER AND THE BEST STANDARD PRACTICE FOR THIS TYPE OF WORK.
6. BEST PRACTICE: IT IS NOT INTENDED THAT THE DRAWINGS SHALL SHOW EVERY FITTING, CONNECTION, OR APPLIANCE. THIS CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR NECESSARY TO PROVIDE COMPLETE AND OPERATIONAL SYSTEMS IN ACCORDANCE WITH THE BEST PRACTICE OF THE TRADE.
7. EQUIPMENT LOCATION: THE E.C. SHALL VERIFY THE LOCATIONS AND MOUNTING HEIGHTS OF ALL EQUIPMENT AND SWITCHES, AND THE EXACT ROUTING OF ALL CONDUIT AND WIRING, WITH THE OWNER'S REPRESENTATIVE IN THE FIELD, PRIOR TO COMMENCING ANY WORK. ANY CONFLICTS WITH LOCATIONS, OR PROBLEMS ENCOUNTERED WITH ROUTING, SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
8. MATERIALS: ALL MATERIALS, FIXTURES AND EQUIPMENT SHALL BE NEW WITHOUT IMPERFECTIONS AND SHALL BE DELIVERED, ERECTED, CONNECTED AND FINISHED IN EVERY DETAIL. WHEREVER POSSIBLE, ALL TRIM, ACCESSORIES AND PARTS SHALL BE OF THE SAME MANUFACTURER AS THE RELATED EQUIPMENT AND FIXTURES.
9. GENERAL COORDINATION: EXAMINE ALL DRAWINGS AND OTHER SECTIONS OF THE SPECIFICATIONS FOR REQUIREMENTS WHICH AFFECT THE WORK OF THIS SECTION. COORDINATE WORK WITH THAT OF OTHER TRADES AFFECTING, OR AFFECTED BY, WORK OF THIS SECTION. COOPERATE WITH OTHER TRADES TO ENSURE THE STEADY PROGRESS OF THE WORK.
10. PROTECTION OF EQUIPMENT AND MATERIALS: RESPONSIBILITY FOR CARE AND PROTECTION OF ALL MATERIALS AND ELECTRICAL WORK RESTS WITH THIS CONTRACTOR AT ALL TIMES UNTIL IT HAS BEEN APPROVED.
11. GUARANTEE: ALL NEW COMPONENTS OF THE INSTALLATION SHALL BE GUARANTEED IN WRITING BY THIS CONTRACTOR TO BE FREE FROM DEFECTS OF MANUFACTURE AND INSTALLATION FOR A PERIOD OF ONE YEAR FROM THE DATE OF WRITTEN ACCEPTANCE BY THE ENGINEER. ANY DEFECTS FOUND SHALL BE REPAIRED BY THE ELECTRICAL CONTRACTOR AT THEIR OWN EXPENSE.
12. NOTIFICATION: THE E.C. SHALL NOTIFY THE ENGINEER UPON: (1) COMPLETION OF ALL ROUGH WIRING WORK, BEFORE CLOSURE OF ANY TRENCHES, OPEN WALL CAVITIES OR CHASES. (2) UPON "SUBSTANTIAL COMPLETION" OF ALL SYSTEMS. AFTER "SUBSTANTIAL COMPLETION", THE ENGINEER WILL PREPARE A PUNCH LIST OF ITEMS TO BE CORRECTED. THE E.C. SHALL CORRECT ANY DEFICIENCIES FOUND PROMPTLY, AT HIS/HER OWN EXPENSE.
13. FINAL COMPLETION: THE WORK SHALL NOT BE CONSIDERED COMPLETE UNTIL THE PUNCH LIST IS COMPLETED TO THE SATISFACTION OF THE ENGINEER AND ALL FINAL INSPECTIONS HAVE BEEN COMPLETED.

LIGHTING FIXTURE SCHEDULE


[1][2]

DWG ID	DESCRIPTION	MANUFACTURER	MODEL NO.	MOUNTING	VOLTAGE	LAMP WATTS	LUMENS	LUMENS/ WATT	COLOR TEMPERATURE	FIXTURE COLOR	NOTES
A	DU ENTRY	TERON	SHRSL13.0-120GVN30K	SURFACE	120	16	1700	106.3	3000K	GOLD VEIN TRIM	12"ø LED FIXTURE, 80 CRI, FABRIC TRIM
B	DU KITCHEN	TERON	EEL25.0-120V-WLLTW-30K	SURFACE	120	25.0	2165	86.6	3000K	WHITE	14"ø LED FIXTURE, 80 CRI, WHITE ACRYLIC DIFFUSER
C	DU HALL	TERON	SHRSL13.0-120GVN30K	SURFACE	120	16	1700	106.3	3000K	GOLD VEIN TRIM	12"ø LED FIXTURE, 80 CRI, FABRIC TRIM
D	DU DINING	TERON	SHRL137.5 -120GVN30K	SURFACE	120	37.5	4845	129.2	3000K	GOLD VEIN TRIM	19"ø LED FIXTURE, 80 CRI, FABRIC TRIM
E	DU BATHROOMS	TERON	DC36-23.2-12030KF	SURFACE	120	23.2	3258	140.4	3000K	WHITE / BLACK	36" BATHROOM VANITY LED FIXTURE
F	DU BEDROOMS	TERON	SHRML21.0-120GVN30K	WALL	120	21.0	2110	100.5	3000K	GOLD VEIN TRIM	15"ø LED FIXTURE, 80 CRI, FABRIC TRIM
G	STAIRWELL	LITHONIA	WL30L-EZ1LP830-MSD7-DIM50	WALL	120	28.2	3095	109.8	3000K	WHITE	4' LED WALL FIXTURE, PROVIDE OPTIONAL OCCUPANCY CONTROL, FIXTURES DIM TO 50% DURING STANDBY MODE
H	CORRIDOR	PHILIPS	FRAME: 6RN TRIM: P6R-DL25-830CDZ10U	RECESSED	120	25.0	2500	100.0	3000K	WHITE TRIM	6"ø LED FIXTURE, 80 CRI, PROVIDE TENTMAT 2-HR FIRE RATED LIGHT COVER
J	CORRIDOR	TERON	EE-L21.0-PRF-SM30K	SURFACE	120	21.0	2640	125.7	3000K	WHITE / SILVER	14"ø LED FIXTURE, 80 CRI, WHITE ACRYLIC DIFFUSER, PERFORATED METAL TRIM
K	CLOSET	TERON	FSL13.0-120SM30K	SURFACE	120	13.0	979	75.3	3000K	WHITE / SILVER	11"ø LED FIXTURE, 80 CRI, WHITE ACRYLIC DIFFUSER, METAL TRIM
L	RECYCLE / LAUNDRY	LITHONIA	2VL430L-MDR-EZ1-LP830	RECESSED	120	47.0	3870	82.3	3000K	WHITE	2'x4' LED FIXTURE, INDIRECT
M	ELEVATOR PIT	CRESCENT / STONECO	VWXL-14W-NWG18	WALL	120	14	1390	99.3	4000K	WHITE	LED VAPOR TIGHT, WALL
N	LAUNDRY	LITHONIA	LBL4400LM-80CRI-30K-MIN10-GZT	SURFACE	120	32.4	4097	126.5	3000K	WHITE	4' LED WRAPAROUND FIXTURE
P	CORRIDOR	PHILIPS	FRAME: 6RN TRIM: P6R-DL25-830CDZ10U	RECESSED	120	25.0	2500	100.0	3000K	WHITE TRIM	6"ø LED FIXTURE, 80 CRI, PROVIDE TENTMAT 2-HR FIRE RATED LIGHT COVER
P1	OVERHANG	PHILIPS	FRAME: 6SN TRIM: P6S-DL35-840CDZ10U	RECESSED	120	25.0	2500	100.0	4000K	WHITE TRIM	6" SQUARE LED FIXTURE, 80 CRI, PROVIDE TENTMAT 2-HR FIRE RATED LIGHT COVER
Q	STORAGE	LITHONIA	CLX-L24-3500LM-SEF-MVOLT-EZ1-30K-80CRI	SURFACE	120	25.8	3518	136.4	3000K	WHITE	24" LED LINEAR STRIP FIXTURE
R	JANITOR / CLOSET	TERON	FSL21.0-120SM30K	SURFACE	120	21.0	2640	125.7	3000K	WHITE / SILVER	14"ø LED FIXTURE, 80 CRI, WHITE ACRYLIC DIFFUSER, METAL TRIM
T	GARAGE	LITHONIA	CLX-L24-3500LM-SEF-MVOLT-EZ1-30K-80CRI	SURFACE	120	25.8	3518	136.4	3000K	WHITE	24" LED LINEAR STRIP FIXTURE
U	STORAGE / TRASH / STAIRWELL	LITHONIA	CLX-L24-3500LM-SEF-MVOLT-EZ1-30K-80CRI	SURFACE	120	25.8	3518	136.4	3000K	WHITE	24" LED LINEAR STRIP FIXTURE
V	EXTERIOR	LITHONIA	WSTLED-P2-30KVFMVOLT-DBLX	WALL	120	25.0	3237	129.5	3000K	BLACK	LED WALL SCENCE OUTDOOR FIXTURE
V1	EXTERIOR	LITHONIA	WSTLED-P1-30KVFMVOLT-DBLX	WALL	120	11.0	1529	139.0	3000K	BLACK	LED WALL SCENCE OUTDOOR FIXTURE
W	EXTERIOR ROOF	LITHONIA	TWSLEDP150K120PE	WALL	120	25	1476	59.0	5000K	BRONZE	LED WALL FIXTURE WITH INTEGRAL PHOTOCCELL CONTROL
X	PATH OF EGRESS EXIT SIGN	EMERGITLITE	WPREM-DN-GW	UNIVERSAL	120	2.5	-	####	-	WHITE / GREEN	LED EXIT FIXTURE, UNIVERSAL SURFACE MOUNT, EMERGENCY BATTERY W/ ADVANCED DIAGNOSTICS
EM	PATH OF EGRESS EM. LIGHTING	EMERGITLITE	PRO-2M-SDNA	WALL	120	4	-	####	-	WHITE	LED EMERGENCY LIGHT FIXTURE, BATTERY W/ ADVANCED DIAGNOSTICS.
AA	EXTERIOR	KIM	3SY-ALT3-P35120L-4K120BL	POLE	120	135	15538	115.1	4200K	BLACK	LED FIXTURE, PROVIDE (3) FIXTURES PER LOCATION, PROVIDE NEIGHBOR FRIENDLY OPTICS, PROVIDE 14" ROUND ALUMINUM POLE (HUBBELL HAS)

[1] SEE PLANS AND NOTES FOR FIXTURE QUANTITIES.

[2] PROVIDE REMOTE BATTERY/INVERTER FOR EMERGENCY POWER.

PANELBOARD P1: 100A MLO, 42 SPACE				DOWING SQUARE - BLDG A COMMON	
VOLTS 208/120V	PH/WIRE 3/4	REMARKS COPPER BUS, FLUSH MOUNT, BOLT ON BREAK	IR 22 KAIC		
CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS
1		COMMON AREA RECEPITS	20	1	
2		COMMON AREA LIGHTING	20	1	
3		ELECTRIFIED DOOR POWER SUPPLIES	20	1	
4		DOOR ENTRY SYSTEM INTERCOM	20	1	
5		FIRE ALARM SYSTEM	20	1	
6	2.00	EXTERIOR SITE LIGHTING	20	1	
7	2.00	EXTERIOR BUILDING LIGHTING	20	1	
8		EXTERIOR BUILDING RECEPITS	20	1	
9					
10					
11					
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37					
38 - 42		SPARE	20	1	(TYP 6)
TOTAL KVA	4.00			9	

No.	REVISIONS/SUBMISSIONS	Date
 <div style="display: flex; justify-content: space-between; align-items: center; padding: 10px;"> <div style="text-align: center;"> <p>DAVIS</p> <p>SQUARE</p> <p>ARCHITECTS</p> </div> <div> <p>240A Elm St., Somerville, MA 02144</p> <p>617.628.5700</p> <p>www.davissquarearchitects.com</p> </div> </div>		

Consultant

NORIAN / SIANI ENGINEERING, INC.

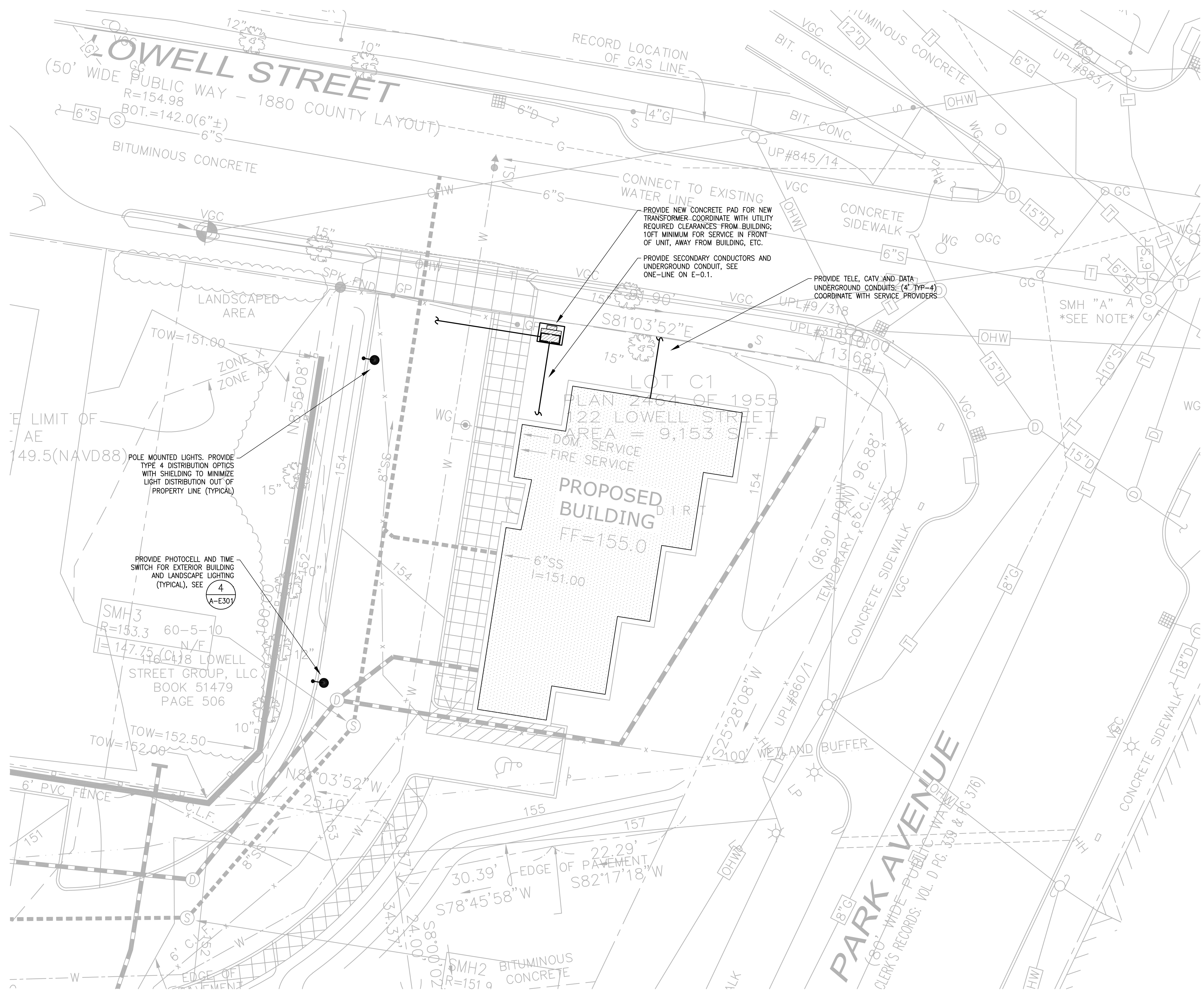
43 Bradford Street, 3rd Floor
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Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474


Title	BUILDING A - ELECTRICAL PANEL SCHEDULES
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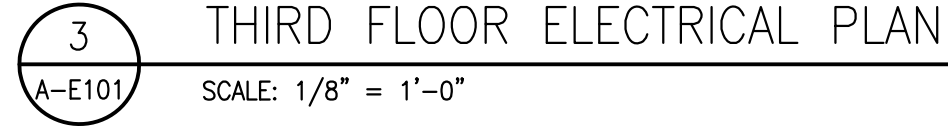
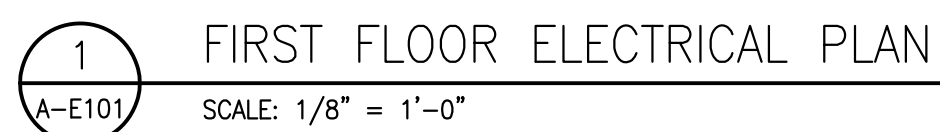
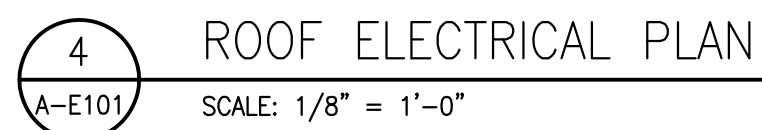
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	Checked GAC	
	Project No. 16045.00	
	Scale As Noted	
	Date 08.23.2019	



- ELECTRICAL NOTES:
1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
 2. ELECTRICAL CONTRACTOR SHALL PAY FOR AND SECURE ALL PERMITS FOR ASSOCIATED WORK.
 3. INSTALL ALL ELECTRICAL EQUIPMENT AND MATERIALS FOR COMPLETE AND OPERABLE SYSTEMS.
 4. TYPE "NM" WIRING MAY BE USED WHERE ALLOWED BY CODE. ALL WIRING IN MECHANICAL ROOMS SHALL BE "MC".
 5. ALL CONDUCTORS SHALL BE COPPER WITH TYPE "THHN/THWN" INSULATION. THE MINIMUM CONDUCTOR SIZE FOR BRANCH CIRCUITS SHALL BE NO. 12 AWG.
 6. SEAL ALL CONDUIT PENETRATIONS THROUGH WALLS AND FLOORS FOR FIREPROOFING AND WEATHERPROOFING.
 7. ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY WERE DESIGNED AND APPROVED.
 8. E.C. SHALL PROVIDE SUBMITTALS FOR ALL ELECTRICAL EQUIPMENT DEVICES, LIGHTING AND SPECIALTY SYSTEMS.
 9. GROUND ALL EQUIPMENT PER NATIONAL ELECTRIC CODE.
 10. ALL ELECTRICAL EQUIPMENT SHALL HAVE ENGRAVED PLASTIC NAMEPLATES. ALL PANEL BOARDS' CIRCUIT DIRECTORIES SHALL BE TYPED.
 11. THE CONDUIT/WIRE SIZES AND WIRING DIAGRAM REPRESENTS A SUGGESTED DESIGN BASED UPON STANDARD ELECTRICAL EQUIPMENT. MODIFICATIONS ACCEPTABLE TO THE ENGINEER MAY BE MADE BY THE CONTRACTOR TO ACCOMMODATE ACTUALLY INSTALLED EQUIPMENT. THE BASIC SEQUENCE AND METHOD OF CONTROL MUST BE MAINTAINED AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE ALL EQUIPMENT WIRING REQUIREMENTS, PRIOR TO CONSTRUCTION.
 12. COORDINATE EXACT EQUIPMENT LOCATIONS AND POWER REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-INS.

1 ELECTRICAL SITE PLAN
SCALE: 1" = 10'

No.		REVISIONS/SUBMISSIONS		Date
<div><div><div><div>DAVIS SQUARE</div><div>ARCHITECTS</div></div></div><div><div>240A Elm St., Somerville, MA 02144 617.628.5700 www.davissquarearchitects.com</div></div></div>				
Consultant				
<div><div><div>NORIAN / SIANI ENGINEERING, INC.</div><div>43 Bradford Street, 3rd Floor Concord, MA 01742 Tel: (781) 398-2250 Email: info@NS-Engineering.com</div></div></div>				
Project				
DOWNING SQUARE 19R PARK AVE, ARLINGTON, MA 02474				
Title				
BUILDING A - ELECTRICAL SITE PLAN				
Designed BMK		Drawing No.		
Checked GAC				
Project No. 16045.00				
Scale As Noted				
Date 08.23.2019				
A-E100				



1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
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12. COORDINATE EXACT EQUIPMENT LOCATIONS AND POWER REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-INS.

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Email: info@NS-Engineering.com

Title	BUILDING A - ELECTRICAL FLOOR PLANS
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Designed BMK	Drawing No.
Checked GAC	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	

A-E101



1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
2. ELECTRICAL CONTRACTOR SHALL PAY FOR AND SECURE ALL PERMITS FOR ASSOCIATED WORK.
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12. COORDINATE EXACT EQUIPMENT LOCATIONS AND POWER REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-INS.

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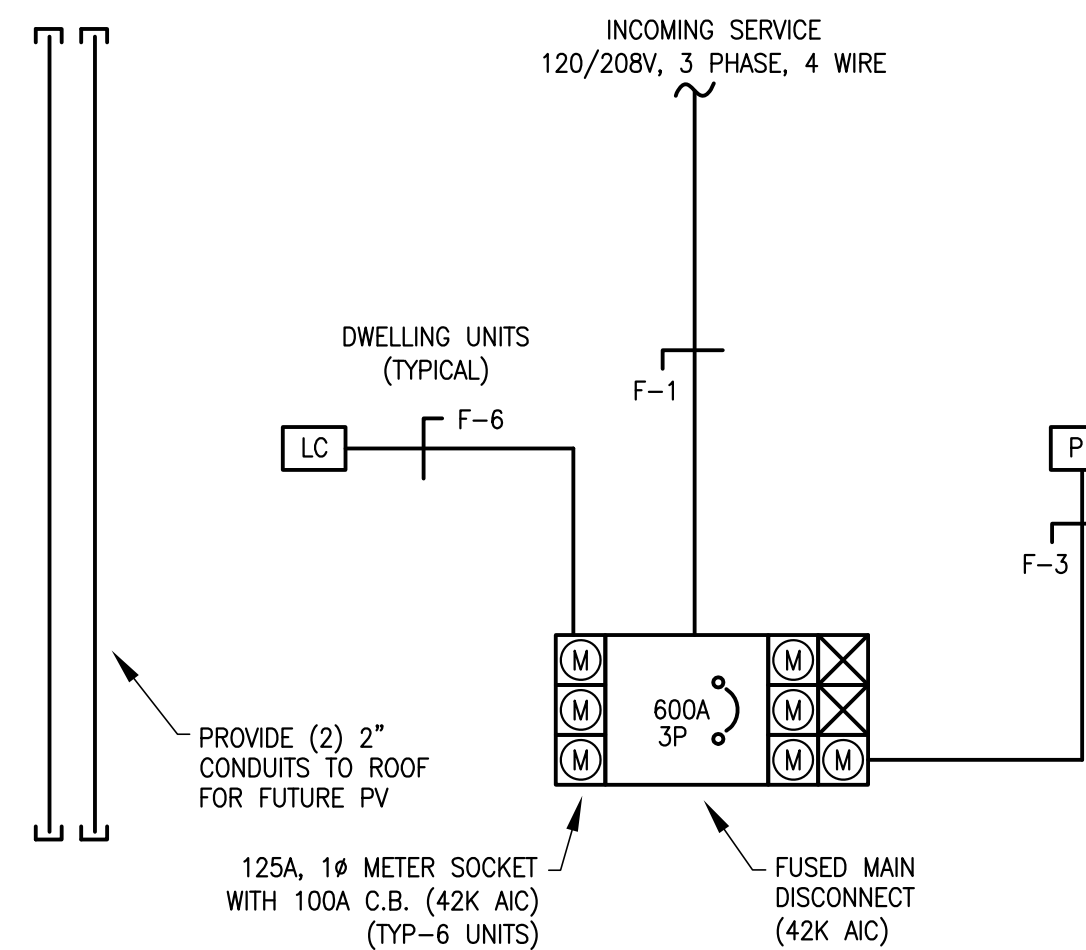
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Email: info@NS-Engineering.com

Title	BUILDING A - FIRST FLOOR TYPICAL APARTMENT ELECTRICAL FLOOR PLAN
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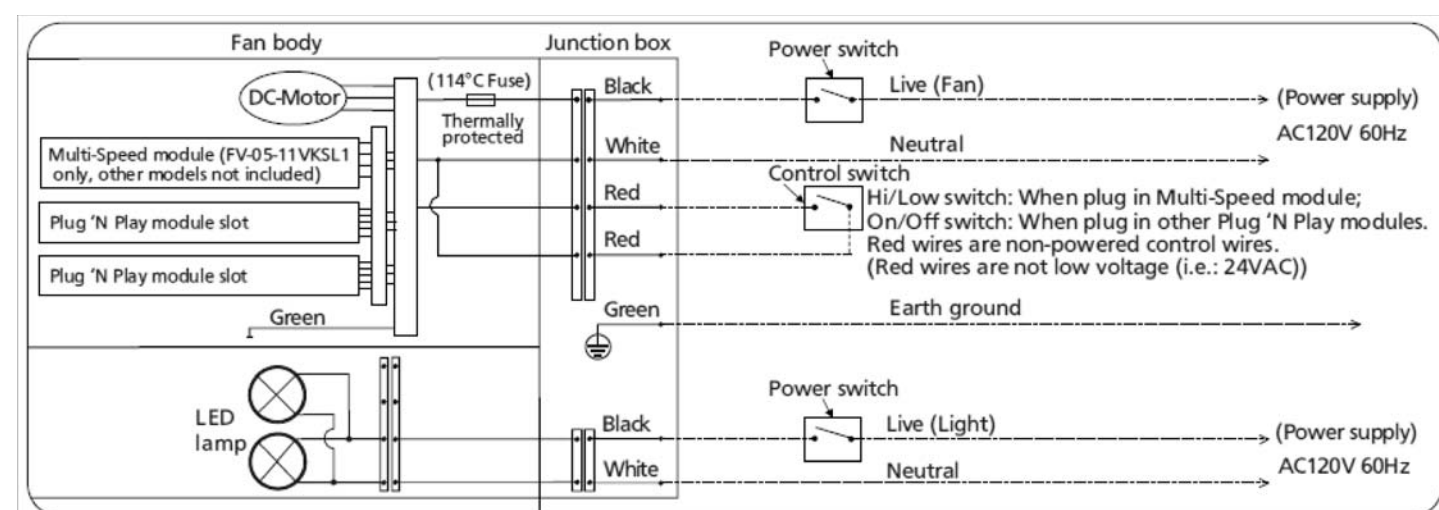
A-E102

FEEDER SCHEDULE						[1]
DESIGNATION	CONDUCTOR QUANTITY/SIZE	GROUND	CONDUIT SIZE	CONDUIT QUANTITY	BREAKER/RATING	
					SIZE AMPS	POLE
F-1	—	—	—	—	—	—
F-2	(3)#3	(1)#8G	1"	1	125	1
F-3	(3)#3	(1)#8G	1"	1	125	1

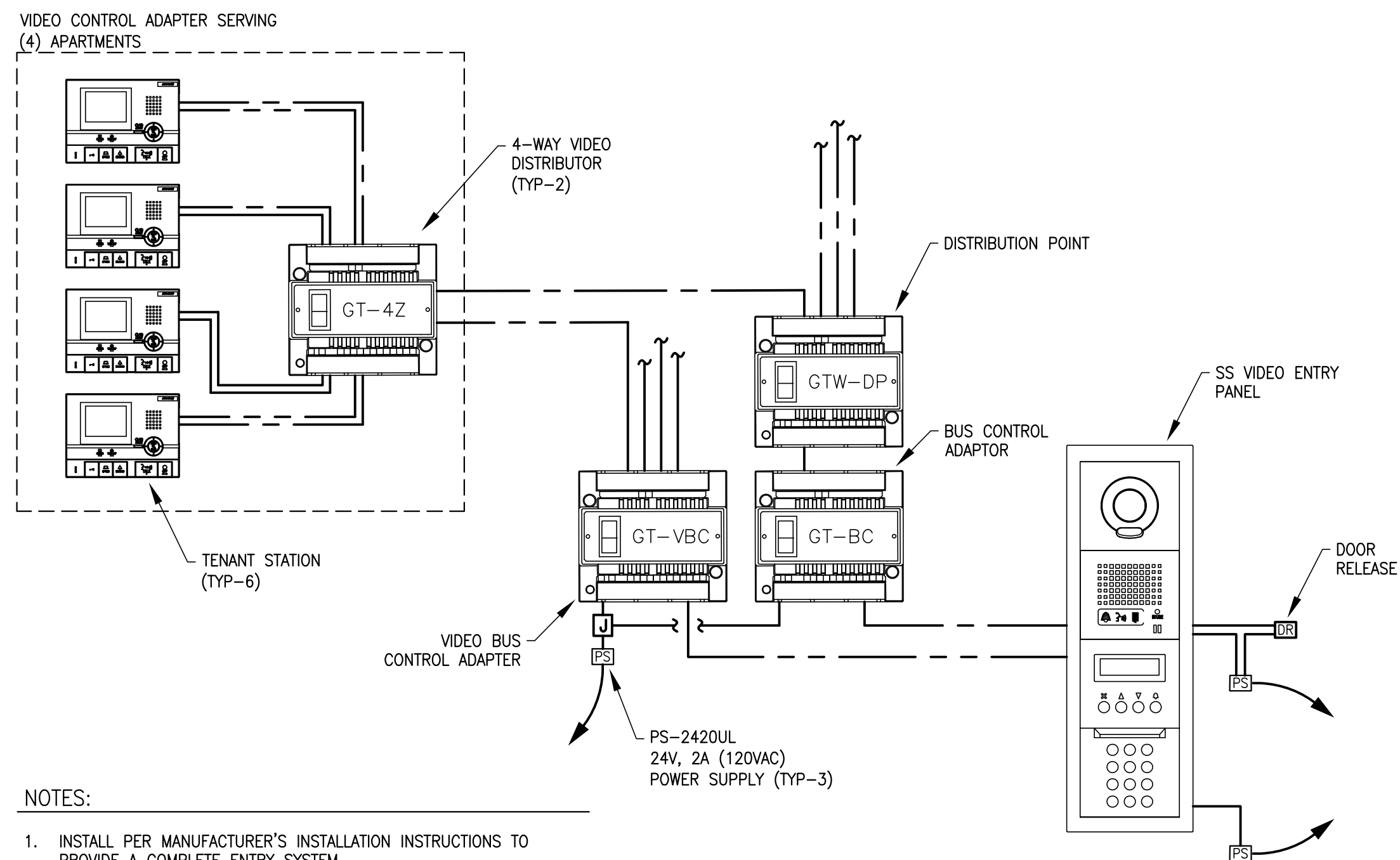
[1] BASED ON COPPER CONDUCTORS & 75°C TERMINATIONS



1 ELECTRICAL ONE-LINE
A-E301 SCALE: NOT TO SCALE



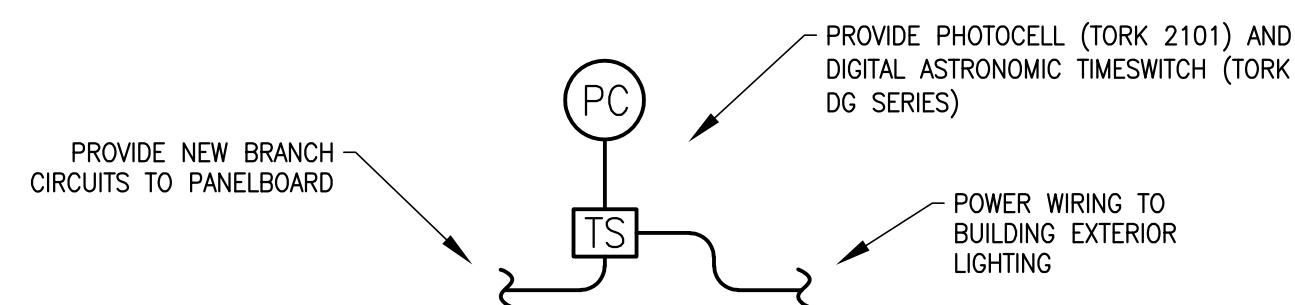
3 A-E301 PANASONIC EXHAUST FAN/LIGHT WIRING DIAGRAM SCALE: NTS



NOTES:

1. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS TO PROVIDE A COMPLETE ENTRY SYSTEM.
2. COORDINATE DOOR RELEASE MECHANISMS AND ASSOCIATED HARDWARE WITH DOOR MANUFACTURER.
3. PROVIDE PROGRAMMING FOR SYSTEM, INCLUDE TRAINING FOR BUILDING MAINTENANCE PERSONNEL.

2 AIPHONE: GT SERIES - INTERCOM/VIDEO ENTRY SYSTEM
A-E301 SCALE: NTS



4 BUILDING EXTERIOR LIGHTING CONTROL
A-E301 SCALE: NTS

No.	REVISIONS/SUBMISSIONS	Date

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Email: info@NS-Engineering.com

Project	
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DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title	BUILDING A - ELECTRICAL ONE-LINE DIAGRAM AND DETAILS
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Designed BMK	Drawing No.
Checked GAC	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	

A-E301

1	2	3	4	5	6	7	8	9	10	11	12	13
M												
L												
K												
J												
H												
G												
F												
E												
D												
C												
B												
A												
1	2	3	4	5	6	7	8	9	10	11	12	13

LOADCENTER LCA: 125A MLO, 24 1-POLE SPACES						DOWING SQUARE - BLDG B	
VOLTS	PH/WIRE	REMARKS	IR			TYP 1 BDRM APTS	
120/208V	1/3	FLUSH MOUNT, PLUG-ON BREAKERS	10KAIC				
CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS		
1	1.50	APPLIANCE BRANCH CIRCUITS	20	1	AFCI/GFI		
2	1.50	APPLIANCE BRANCH CIRCUITS	20	1	AFCI/GFI		
3	0.30	DISPOSAL	15	1	AFCI		
4	0.72	RANGE/RANGE HOOD	20	1	AFCI		
5	1.50	MICROWAVE	20	1	AFCI		
6	0.50	REFRIGERATOR	15	1	AFCI		
7	1.30	DISHWASHER	15	1	AFCI		
8	1.13	FAN COIL UNIT, FCU-	15	1	AFCI		
9,10	3.68	CONDENSING UNIT, CU-	20	2			
11	0.18	COMMUNICATION RECEPTACLE	15	1	AFCI		
12	0.30	LIGHTING/FIRE ALARM	15	1	AFCI		
13,14	2.30	CLOTHES WASHER	20	2			
15,16	2.80	ELECTRIC CLOTHES DRYER	30	2			
17	0.20	BOILER/DHW HEATER	15	1			
18	0.72	LIVING ROOM	20	1	AFCI		
19	0.90	BEDROOM 1	20	1	AFCI		
20	0.18	BATHROOM 1 RECEPTACLE	20	1	GFI		
21							
22		SPARE	20	1	AFCI		
23		SPARE	20	1	AFCI		
24							
TOTAL KVA	19.71			22			

LOADCENTER LCB: 125A MLO, 24 1-POLE SPACES						DOWING SQUARE - BLDG B	
VOLTS	PH/WIRE	REMARKS	IR			TYP. 2 BDRM APTS	
120/208V	1/3	FLUSH MOUNT, PLUG-ON BREAKERS	10KAIC				
CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS		
1	1.50	APPLIANCE BRANCH CIRCUITS	20	1	AFCI/GFI		
2	1.50	APPLIANCE BRANCH CIRCUITS	20	1	AFCI/GFI		
3	0.30	DISPOSAL	15	1	AFCI		
4	0.72	RANGE/RANGE HOOD	20	1	AFCI		
5	1.50	MICROWAVE	20	1	AFCI		
6	0.50	REFRIGERATOR	15	1	AFCI		
7	1.30	DISHWASHER	15	1	AFCI		
8	1.13	FAN COIL UNIT, FCU-	15	1	AFCI		
9,10	3.68	CONDENSING UNIT, CU-	20	2			
11	0.18	COMMUNICATION RECEPTACLE	15	1	AFCI		
12	0.30	LIGHTING/FIRE ALARM	15	1	AFCI		
13,14	2.30	CLOTHES WASHER	20	2			
15,16	2.80	ELECTRIC CLOTHES DRYER	30	2			
17	0.20	BOILER/DHW HEATER	15	1			
18	0.72	LIVING ROOM	20	1	AFCI		
19	0.90	BEDROOM 1	20	1	AFCI		
20	0.18	BATHROOM 1 RECEPTACLE	20	1	GFI		
21	0.18	BATHROOM 2 RECEPTACLE (WHERE APPLICAE	20	1	GFI		
22	0.18	BATHROOM 3 RECEPTACLE (WHERE APPLICAE	20	1	GFI		
23		SPARE	20	1	AFCI		
24		SPARE	20	1	AFCI		
TOTAL KVA	20.07			24			

LOADCENTER LCC: 125A MLO, 24 1-POLE SPACES						DOWING SQUARE - BLDG B	
VOLTS	PH/WIRE	REMARKS	IR			TYP. 3 BDRM APTS	
120/208V	1/3	FLUSH MOUNT, PLUG-ON BREAKERS	10KAIC				
CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS		
1	1.50	APPLIANCE BRANCH CIRCUITS	20	1	AFCI/GFI		
2	1.50	APPLIANCE BRANCH CIRCUITS	20	1	AFCI/GFI		
3	0.30	DISPOSAL	15	1	AFCI		
4	0.72	RANGE/RANGE HOOD	20	1	AFCI		
5	1.50	MICROWAVE	20	1	AFCI		
6	0.50	REFRIGERATOR	15	1	AFCI		
7	1.30	DISHWASHER	15	1	AFCI		
8	1.13	FAN COIL UNIT, FCU-	15	1	AFCI		
9,10	3.68	CONDENSING UNIT, CU-	20	2			
11	0.18	COMMUNICATION RECEPTACLE	15	1	AFCI		
12	0.30	LIGHTING/FIRE ALARM	15	1	AFCI		
13,14	2.30	CLOTHES WASHER	20	2			
15,16	2.80	ELECTRIC CLOTHES DRYER	30	2			
17	0.20	BOILER/DHW HEATER	15	1			
18	0.72	LIVING ROOM	20	1	AFCI		
19	0.90	BEDROOM 1	20	1	AFCI		
20	0.90	BEDROOM 2	20	1	GFI		
21	0.90	BEDROOM 3	20	1	GFI		
22	0.18	BATHROOM 1 RECEPTACLE					
23	0.18	BATHROOM 2 RECEPTACLE (WHERE APPLICABLE)					
24		SPARE	20	1	AFCI		
TOTAL KVA	21.69			22			

PANELBOARD MDP: 400A MB, 42 SPACE						DOWING SQUARE - BLDG B	
VOLTS	PH/WIRE	REMARKS	IR			COMMON	
120/208V	3/4	COPPER BUS, SURFACE MOUNT, BOLT ON BRE	65 KAIC				
CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS		
1	66.81	FEEDER TO PANEL P1	150	3			
2							
3							
4	0.00	FEEDER TO PANEL P21	150	3			
5							
6							
7							
8							
9							
10	16.63	ELEVATOR, 15HP	100	3			
11							
12							
13	0.50	ELEVATOR CONTROL	20	1			
14	0.50	ELEVATOR RECEPTACLES	20	1			
15	2.91	ELEVATOR AIR CONDITIONING	20	2			
16							
17	6.01	TRASH COMPACTOR (5HP)	35	3			
18		TRASH ROOM RECEPTACLES	20	1			
19	0.40	TELE RECEPTACLES	20	1			
20	0.40	CATV RECEPTACLES	20	1			
21 - 28		SPARE	20	1	(TYP - 8)		
29 - 42		SPACE ONLY					
TOTAL KVA	94.16			20			

PANELBOARD P1: 200A MLO, 42 SPACE						DOWING SQUARE - BLDG B	
VOLTS	PH/WIRE	REMARKS	IR			COMMON	
208/120V	3/4	COPPER BUS, FLUSH MOUNT, BOLT ON BREAK	22 KAIC				
CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS		
1		FIRST FLOOR RECEPTS	20	1			
2		FIRST FLOOR LIGHTING	20	1			
3	1.50	WASHING MACHINE	20	1			
4	1.50	WASHING MACHINE	20	1			
5	1.50	WASHING MACHINE	20	1			
6	1.50	WASHING MACHINE	20	1			
7	1.50	WASHING MACHINE	20	1			
8	1.50	CLOTHES DRYER (GAS)	20	1			
9	1.50	CLOTHES DRYER (GAS)	20	1			
10	1.50	CLOTHES DRYER (GAS)	20	1			
11	1.50	CLOTHES DRYER (GAS)	20	1			
12							
13	3.02	STORAGE AREA CEILING UNIT HEATER	15	2			
14							
15	3.02	BIKE STORAGE AREA CEILING UNIT HEATER	15	2			
16							
17		ELECTRIC CAR CHARGING STATION	20	2			
18							
19		VESTIBULE RECEPTACLES	20	1			
20		ELECTRIFIED DOOR POWER SUPPLIES	20	1			
21		AREA OF REFUGE INTERCOM	20	1			
22		DOOR ENTRY SYSTEM INTERCOM	20	1			
23		FIRE ALARM SYSTEM	20	1			
24		FIRE ALARM POWER SUPPLY (2ND FLOOR)	20	1			
25		FIRE ALARM POWER SUPPLY (3RD FLOOR)	20	1			
26		FIRE ALARM POWER SUPPLY (4TH FLOOR)	20	1			
27		STAIRS	20	1			
28		STAIRS	20	1			
29							
30	2.00	EXTERIOR SITE LIGHTING	20	1			
31	2.00	EXTERIOR BUILDING LIGHTING	20	1			
32							
33							
34							
35							
36							
37							
38 - 42		SPARE	20	1	(TYP 6)		
TOTAL KVA	23.54			30			

No.	REVISIONS/SUBMISSIONS	Date
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Project

DOWNING SQUARE

19R PARK AVE, ARLINGTON, MA 02474

Title

BUILDING B - ELECTRICAL PANEL
SCHEDULES

Designed
BMK

Checked
GAC

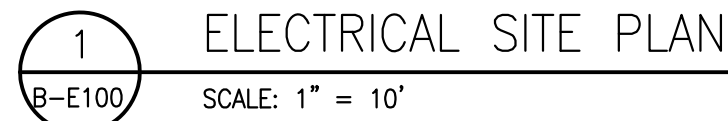
Project No.
16045.00

Scale
As Noted

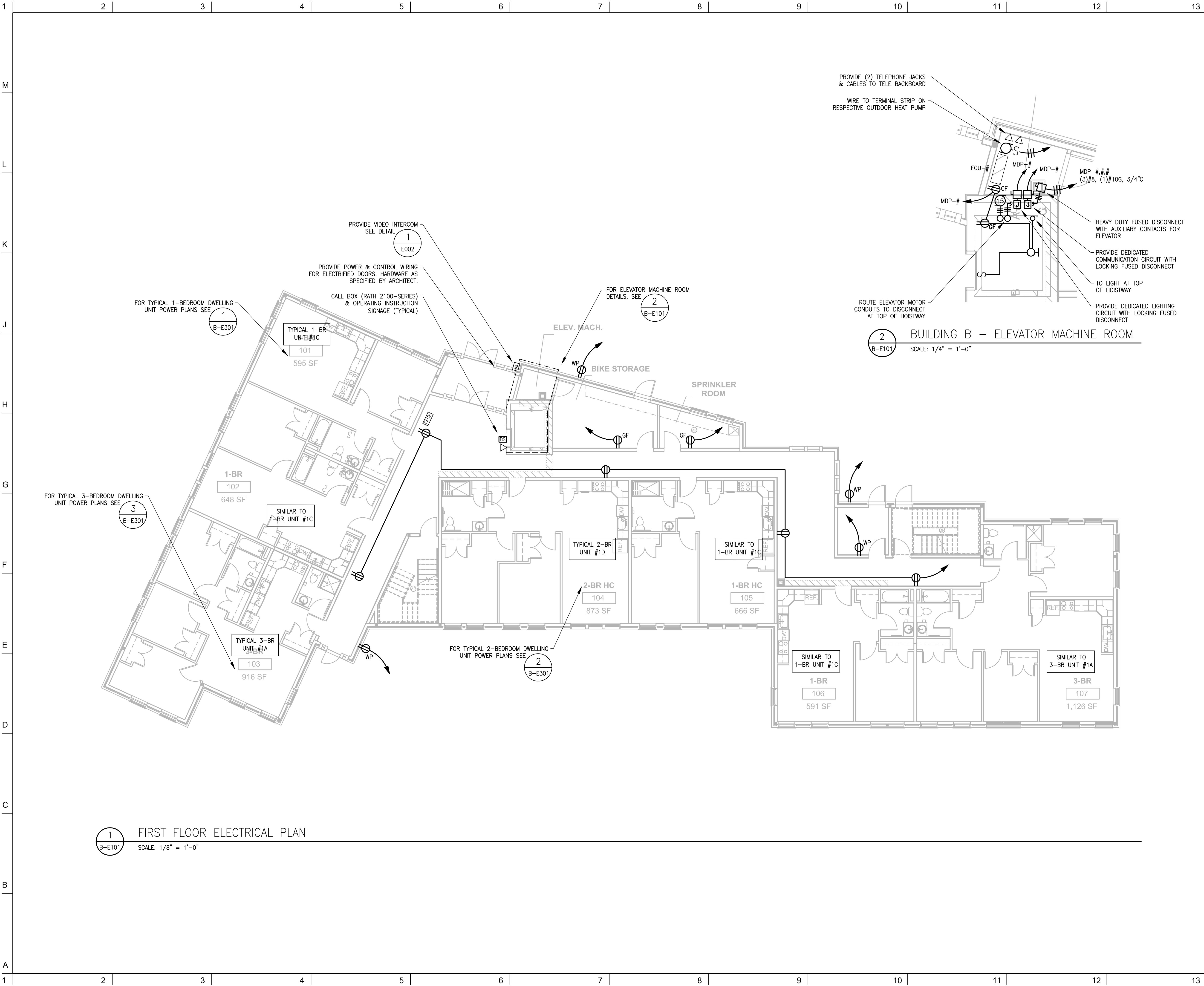
Date
08.23.2019

Drawing No.

B-E002



B-E100




1 FIRST FLOOR ELECTRICAL PLAN
B-E101 SCALE: 1/8" = 1'-0"

2 BUILDING B - ELEVATOR MACHINE ROOM
B-E101 SCALE: 1/4" = 1'-0"

- ELECTRICAL NOTES:
1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
 2. ELECTRICAL CONTRACTOR SHALL PAY FOR AND SECURE ALL PERMITS FOR ASSOCIATED WORK.
 3. INSTALL ALL ELECTRICAL EQUIPMENT AND MATERIALS FOR COMPLETE AND OPERABLE SYSTEMS.
 4. TYPE "NM" WIRING MAY BE USED WHERE ALLOWED BY CODE. ALL WIRING IN MECHANICAL ROOMS SHALL BE "MC".
 5. ALL CONDUCTORS SHALL BE COPPER WITH TYPE "THHN/THWN" INSULATION. THE MINIMUM CONDUCTOR SIZE FOR BRANCH CIRCUITS SHALL BE NO. 12 AWG.
 6. SEAL ALL CONDUIT PENETRATIONS THROUGH WALLS AND FLOORS FOR FIREPROOFING AND WEATHERPROOFING.
 7. ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY WERE DESIGNED AND APPROVED.
 8. E.C. SHALL PROVIDE SUBMITTALS FOR ALL ELECTRICAL EQUIPMENT DEVICES, LIGHTING AND SPECIALTY SYSTEMS.
 9. GROUND ALL EQUIPMENT PER NATIONAL ELECTRIC CODE.
 10. ALL ELECTRICAL EQUIPMENT SHALL HAVE ENGRAVED PLASTIC NAMEPLATES. ALL PANEL BOARDS' CIRCUIT DIRECTORIES SHALL BE TYPED.
 11. THE CONDUIT/WIRE SIZES AND WIRING DIAGRAM REPRESENTS A SUGGESTED DESIGN BASED UPON STANDARD ELECTRICAL EQUIPMENT. MODIFICATIONS ACCEPTABLE TO THE ENGINEER MAY BE MADE BY THE CONTRACTOR TO ACCOMMODATE ACTUALLY INSTALLED EQUIPMENT. THE BASIC SEQUENCE AND METHOD OF CONTROL MUST BE MAINTAINED AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE ALL EQUIPMENT WIRING REQUIREMENTS, PRIOR TO CONSTRUCTION.
 12. COORDINATE EXACT EQUIPMENT LOCATIONS AND POWER REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-INS.

No.	REVISIONS/SUBMISSIONS	Date



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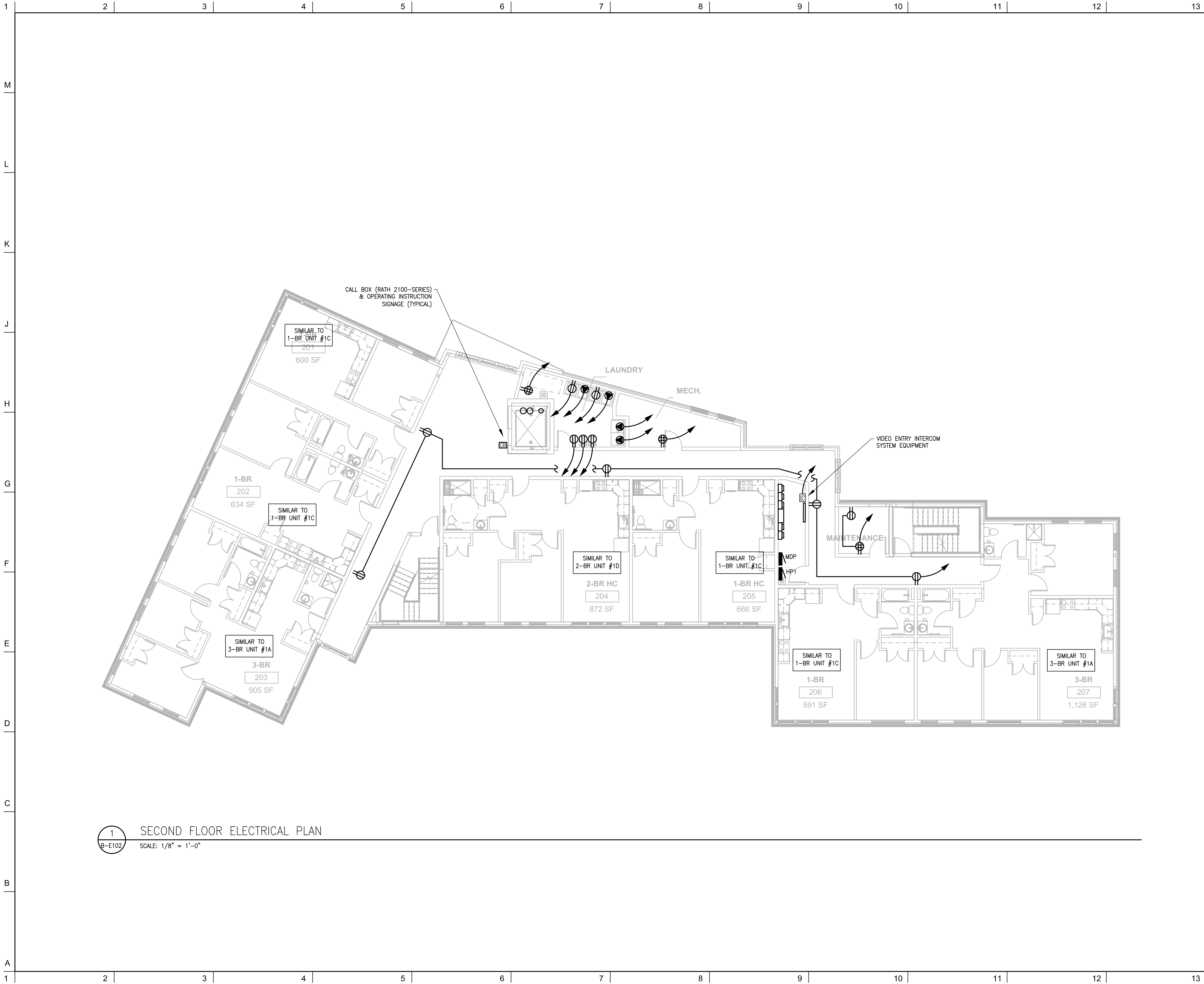
Project

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title

**BUILDING B - FIRST FLOOR
ELECTRICAL PLAN**


Designed BMK	Drawing No. B-E101
Checked GAC	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	



1 SECOND FLOOR ELECTRICAL PLAN
B-E102 SCALE: 1/8" = 1'-0"

- ELECTRICAL NOTES:
1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
 2. ELECTRICAL CONTRACTOR SHALL PAY FOR AND SECURE ALL PERMITS FOR ASSOCIATED WORK.
 3. INSTALL ALL ELECTRICAL EQUIPMENT AND MATERIALS FOR COMPLETE AND OPERABLE SYSTEMS.
 4. TYPE "NM" WIRING MAY BE USED WHERE ALLOWED BY CODE. ALL WIRING IN MECHANICAL ROOMS SHALL BE "MC".
 5. ALL CONDUCTORS SHALL BE COPPER WITH TYPE "HHN/THWN" INSULATION. THE MINIMUM CONDUCTOR SIZE FOR BRANCH CIRCUITS SHALL BE NO. 12 AWG.
 6. SEAL ALL CONDUIT PENETRATIONS THROUGH WALLS AND FLOORS FOR FIREPROOFING AND WEATHERPROOFING.
 7. ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY WERE DESIGNED AND APPROVED.
 8. E.C. SHALL PROVIDE SUBMITTALS FOR ALL ELECTRICAL EQUIPMENT DEVICES, LIGHTING AND SPECIALTY SYSTEMS.
 9. GROUND ALL EQUIPMENT PER NATIONAL ELECTRIC CODE.
 10. ALL ELECTRICAL EQUIPMENT SHALL HAVE ENGRAVED PLASTIC NAMEPLATES. ALL PANEL BOARDS' CIRCUIT DIRECTORIES SHALL BE TYPED.
 11. THE CONDUIT/WIRE SIZES AND WIRING DIAGRAM REPRESENTS A SUGGESTED DESIGN BASED UPON STANDARD ELECTRICAL EQUIPMENT. MODIFICATIONS ACCEPTABLE TO THE ENGINEER MAY BE MADE BY THE CONTRACTOR TO ACCOMMODATE ACTUALLY INSTALLED EQUIPMENT. THE BASIC SEQUENCE AND METHOD OF CONTROL MUST BE MAINTAINED AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE ALL EQUIPMENT WIRING REQUIREMENTS, PRIOR TO CONSTRUCTION.
 12. COORDINATE EXACT EQUIPMENT LOCATIONS AND POWER REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-INS.

No.	REVISIONS/SUBMISSIONS	Date



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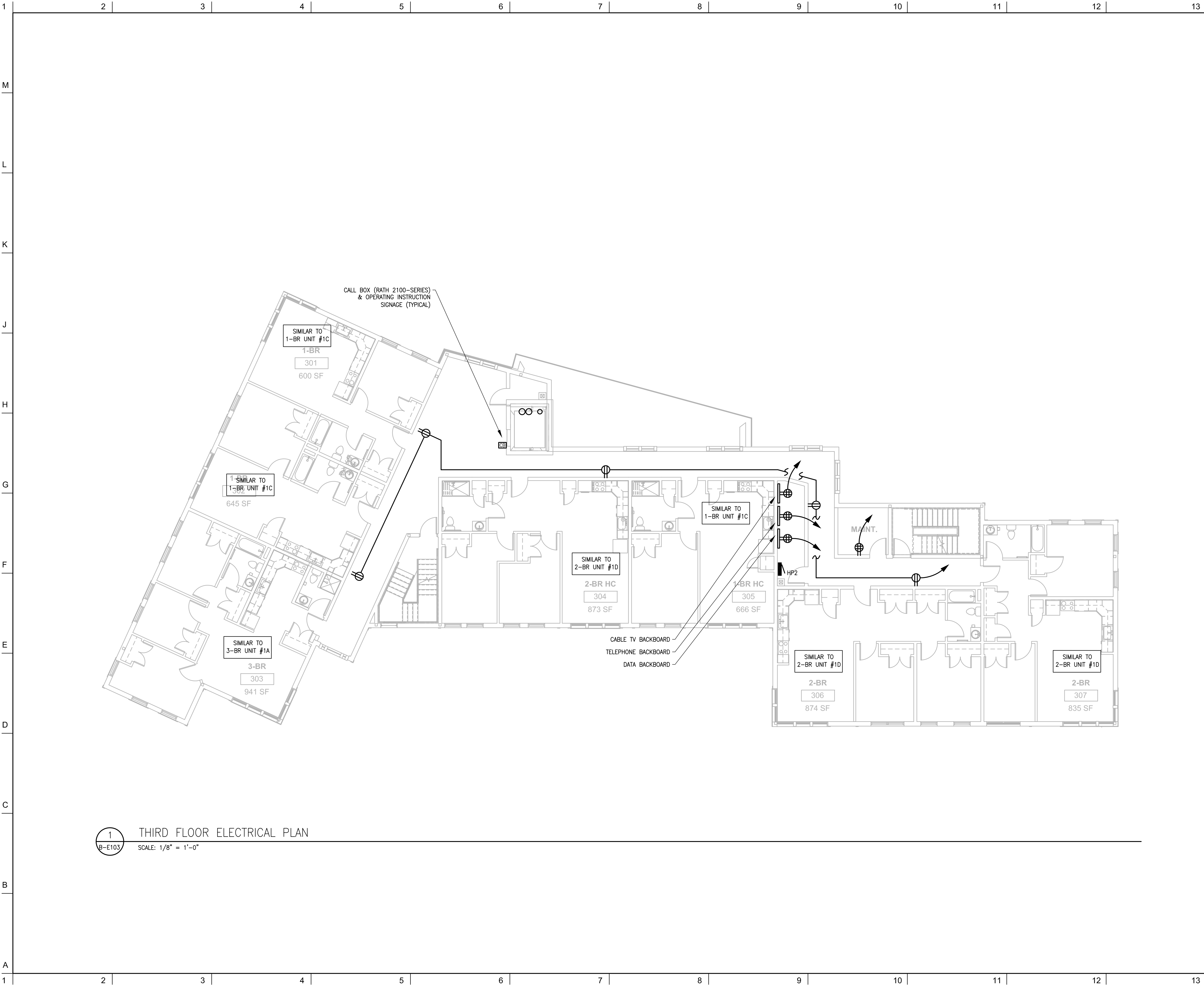
Project:

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title:


**BUILDING B - SECOND FLOOR
ELECTRICAL PLAN**

Designed BMK	B-E102
Checked GAC	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	



- ELECTRICAL NOTES:
1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
 2. ELECTRICAL CONTRACTOR SHALL PAY FOR AND SECURE ALL PERMITS FOR ASSOCIATED WORK.
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 4. TYPE "NM" WIRING MAY BE USED WHERE ALLOWED BY CODE. ALL WIRING IN MECHANICAL ROOMS SHALL BE "MC".
 5. ALL CONDUCTORS SHALL BE COPPER WITH TYPE "THHN/THWN" INSULATION. THE MINIMUM CONDUCTOR SIZE FOR BRANCH CIRCUITS SHALL BE NO. 12 AWG.
 6. SEAL ALL CONDUIT PENETRATIONS THROUGH WALLS AND FLOORS FOR FIREPROOFING AND WEATHERPROOFING.
 7. ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY WERE DESIGNED AND APPROVED.
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 9. GROUND ALL EQUIPMENT PER NATIONAL ELECTRIC CODE.
 10. ALL ELECTRICAL EQUIPMENT SHALL HAVE ENGRAVED PLASTIC NAMEPLATES. ALL PANEL BOARDS' CIRCUIT DIRECTORIES SHALL BE TYPED.
 11. THE CONDUIT/WIRE SIZES AND WIRING DIAGRAM REPRESENTS A SUGGESTED DESIGN BASED UPON STANDARD ELECTRICAL EQUIPMENT. MODIFICATIONS ACCEPTABLE TO THE ENGINEER MAY BE MADE BY THE CONTRACTOR TO ACCOMMODATE ACTUALLY INSTALLED EQUIPMENT. THE BASIC SEQUENCE AND METHOD OF CONTROL MUST BE MAINTAINED AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE ALL EQUIPMENT WIRING REQUIREMENTS, PRIOR TO CONSTRUCTION.
 12. COORDINATE EXACT EQUIPMENT LOCATIONS AND POWER REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-INS.

No.	REVISIONS/SUBMISSIONS	Date



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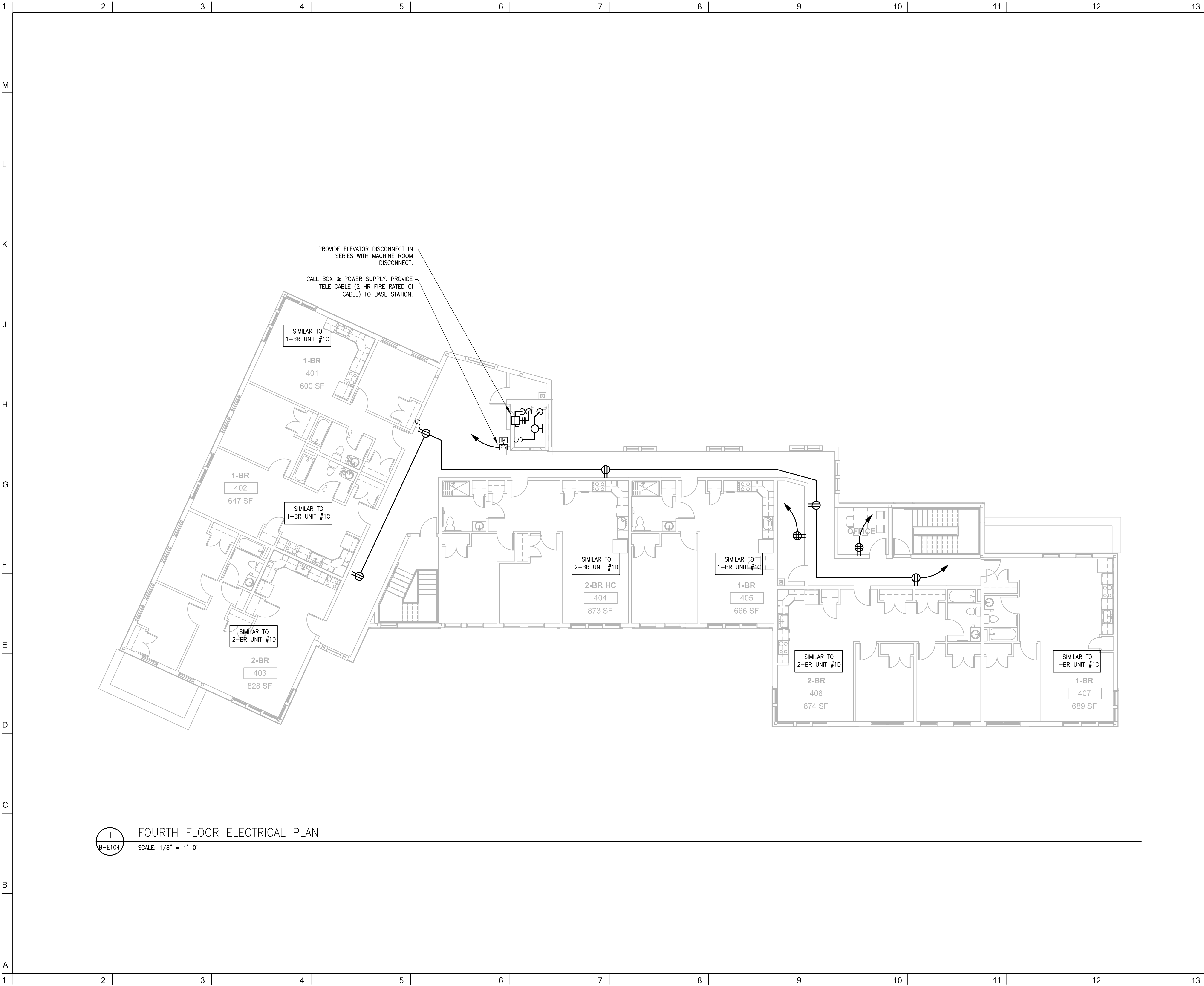
Project

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title

**BUILDING B - THIRD FLOOR
ELECTRICAL PLAN**

Designed BMK	B-E103
Checked GAC	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	



1 FOURTH FLOOR ELECTRICAL PLAN
B-E104 SCALE: 1/8" = 1'-0"

- ELECTRICAL NOTES:
1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
 2. ELECTRICAL CONTRACTOR SHALL PAY FOR AND SECURE ALL PERMITS FOR ASSOCIATED WORK.
 3. INSTALL ALL ELECTRICAL EQUIPMENT AND MATERIALS FOR COMPLETE AND OPERABLE SYSTEMS.
 4. TYPE "NM" WIRING MAY BE USED WHERE ALLOWED BY CODE. ALL WIRING IN MECHANICAL ROOMS SHALL BE "MC".
 5. ALL CONDUCTORS SHALL BE COPPER WITH TYPE "THHN/THWN" INSULATION. THE MINIMUM CONDUCTOR SIZE FOR BRANCH CIRCUITS SHALL BE NO. 12 AWG.
 6. SEAL ALL CONDUIT PENETRATIONS THROUGH WALLS AND FLOORS FOR FIREPROOFING AND WEATHERPROOFING.
 7. ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY WERE DESIGNED AND APPROVED.
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No.	REVISIONS/SUBMISSIONS	Date



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Project

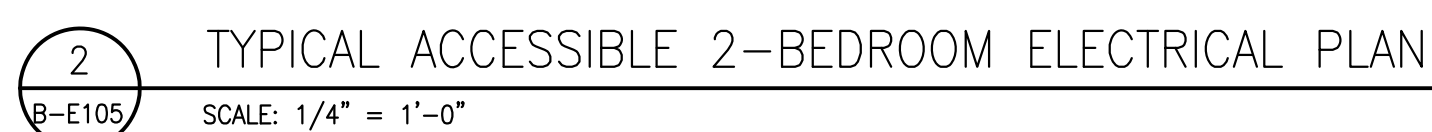
DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title

**BUILDING B - FOURTH FLOOR
ELECTRICAL PLAN**

	Designed BMK	Drawing No.
	Checked GAC	
	Project No. 16045.00	
	Scale As Noted	
	Date 08.23.2019	

B-E104



1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
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6. SEAL ALL CONDUIT PENETRATIONS THROUGH WALLS AND FLOORS FOR FIREPROOFING AND WEATHERPROOFING.
7. ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY WERE DESIGNED AND APPROVED.
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10. ALL ELECTRICAL EQUIPMENT SHALL HAVE ENGRAVED PLASTIC NAMEPLATES. ALL PANEL BOARDS' CIRCUIT DIRECTORIES SHALL BE TYPED.
11. THE CONDUIT/WIRE SIZES AND WIRING DIAGRAM REPRESENTS A SUGGESTED DESIGN BASED UPON STANDARD ELECTRICAL EQUIPMENT. MODIFICATIONS ACCEPTABLE TO THE ENGINEER MAY BE MADE BY THE CONTRACTOR TO ACCOMMODATE ACTUALLY INSTALLED EQUIPMENT. THE BASIC SEQUENCE AND METHOD OF CONTROL MUST BE MAINTAINED AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE ALL EQUIPMENT WIRING REQUIREMENTS, PRIOR TO CONSTRUCTION.
12. COORDINATE EXACT EQUIPMENT LOCATIONS AND POWER REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-INS.

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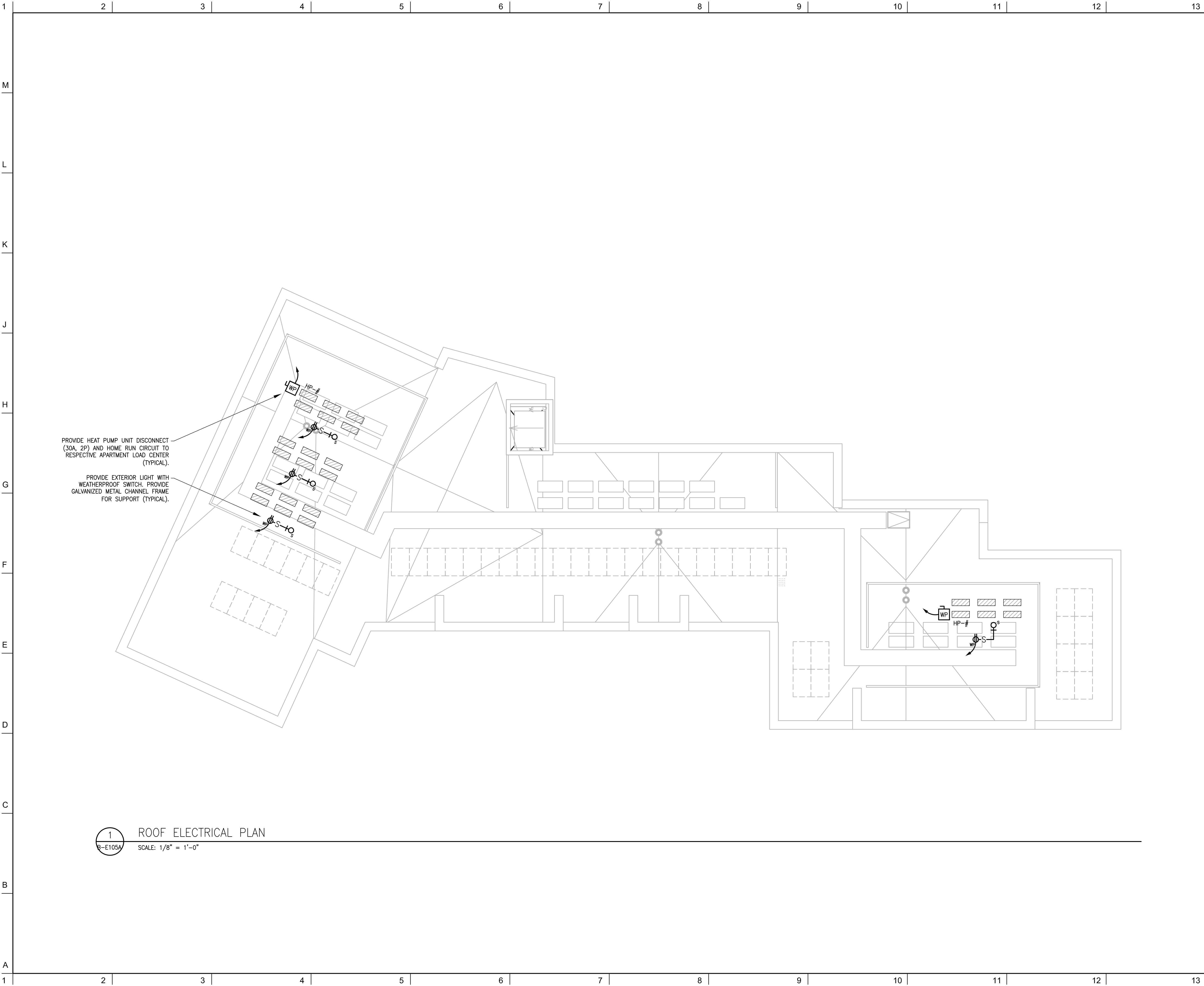
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Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project **DOWNING SQUARE**
19R PARK AVE, ARLINGTON, MA 02474

Title	BUILDING B - FIRST FLOOR ELECTRICAL PLANS
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Designed BMK	Drawing No. B
Checked GAC	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	

B-E105



- ELECTRICAL NOTES:
1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
 2. ELECTRICAL CONTRACTOR SHALL PAY FOR AND SECURE ALL PERMITS FOR ASSOCIATED WORK.
 3. INSTALL ALL ELECTRICAL EQUIPMENT AND MATERIALS FOR COMPLETE AND OPERABLE SYSTEMS.
 4. TYPE "NM" WIRING MAY BE USED WHERE ALLOWED BY CODE. ALL WIRING IN MECHANICAL ROOMS SHALL BE "MC".
 5. ALL CONDUCTORS SHALL BE COPPER WITH TYPE "THHN/THWN" INSULATION. THE MINIMUM CONDUCTOR SIZE FOR BRANCH CIRCUITS SHALL BE NO. 12 AWG.
 6. SEAL ALL CONDUIT PENETRATIONS THROUGH WALLS AND FLOORS FOR FIREPROOFING AND WEATHERPROOFING.
 7. ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY WERE DESIGNED AND APPROVED.
 8. E.C. SHALL PROVIDE SUBMITTALS FOR ALL ELECTRICAL EQUIPMENT DEVICES, LIGHTING AND SPECIALTY SYSTEMS.
 9. GROUND ALL EQUIPMENT PER NATIONAL ELECTRIC CODE.
 10. ALL ELECTRICAL EQUIPMENT SHALL HAVE ENGRAVED PLASTIC NAMEPLATES. ALL PANEL BOARDS' CIRCUIT DIRECTORIES SHALL BE TYPED.
 11. THE CONDUIT/WIRE SIZES AND WIRING DIAGRAM REPRESENTS A SUGGESTED DESIGN BASED UPON STANDARD ELECTRICAL EQUIPMENT. MODIFICATIONS ACCEPTABLE TO THE ENGINEER MAY BE MADE BY THE CONTRACTOR TO ACCOMMODATE ACTUALLY INSTALLED EQUIPMENT. THE BASIC SEQUENCE AND METHOD OF CONTROL MUST BE MAINTAINED AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE ALL EQUIPMENT WIRING REQUIREMENTS, PRIOR TO CONSTRUCTION.
 12. COORDINATE EXACT EQUIPMENT LOCATIONS AND POWER REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-INS.

No.	REVISIONS/SUBMISSIONS	Date

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ARCHITECTS

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Project

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

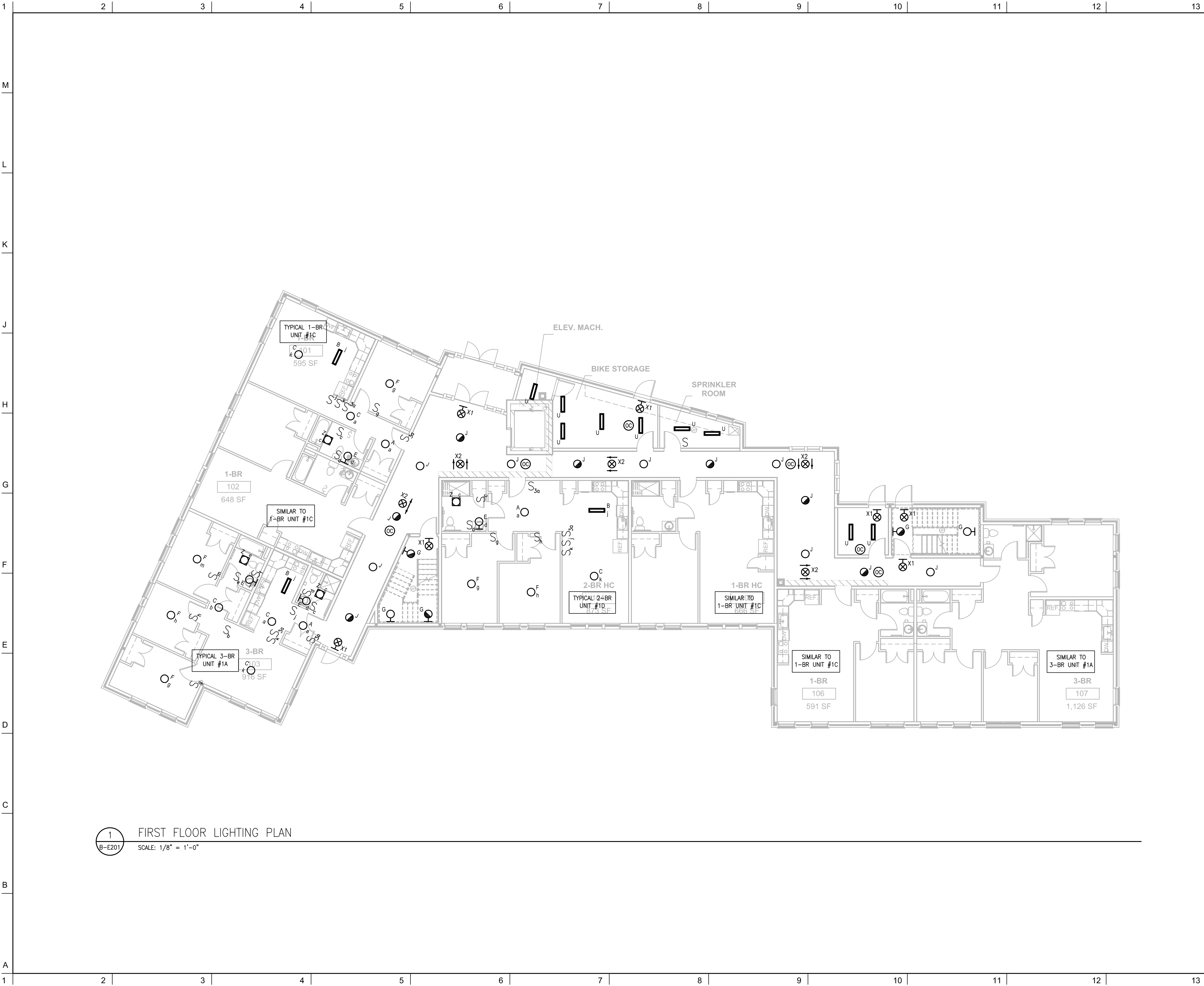
Title

BUILDING B - ROOF ELECTRICAL PLAN

Designed BMK	Drawing No.
Checked GAC	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	


B-E105A

1 ROOF ELECTRICAL PLAN
B-E105A SCALE: 1/8" = 1'-0"



- ELECTRICAL NOTES:
1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
 2. ELECTRICAL CONTRACTOR SHALL PAY FOR AND SECURE ALL PERMITS FOR ASSOCIATED WORK.
 3. INSTALL ALL ELECTRICAL EQUIPMENT AND MATERIALS FOR COMPLETE AND OPERABLE SYSTEMS.
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 9. GROUND ALL EQUIPMENT PER NATIONAL ELECTRIC CODE.
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 12. COORDINATE EXACT EQUIPMENT LOCATIONS AND POWER REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-INS.

No.	REVISIONS/SUBMISSIONS	Date



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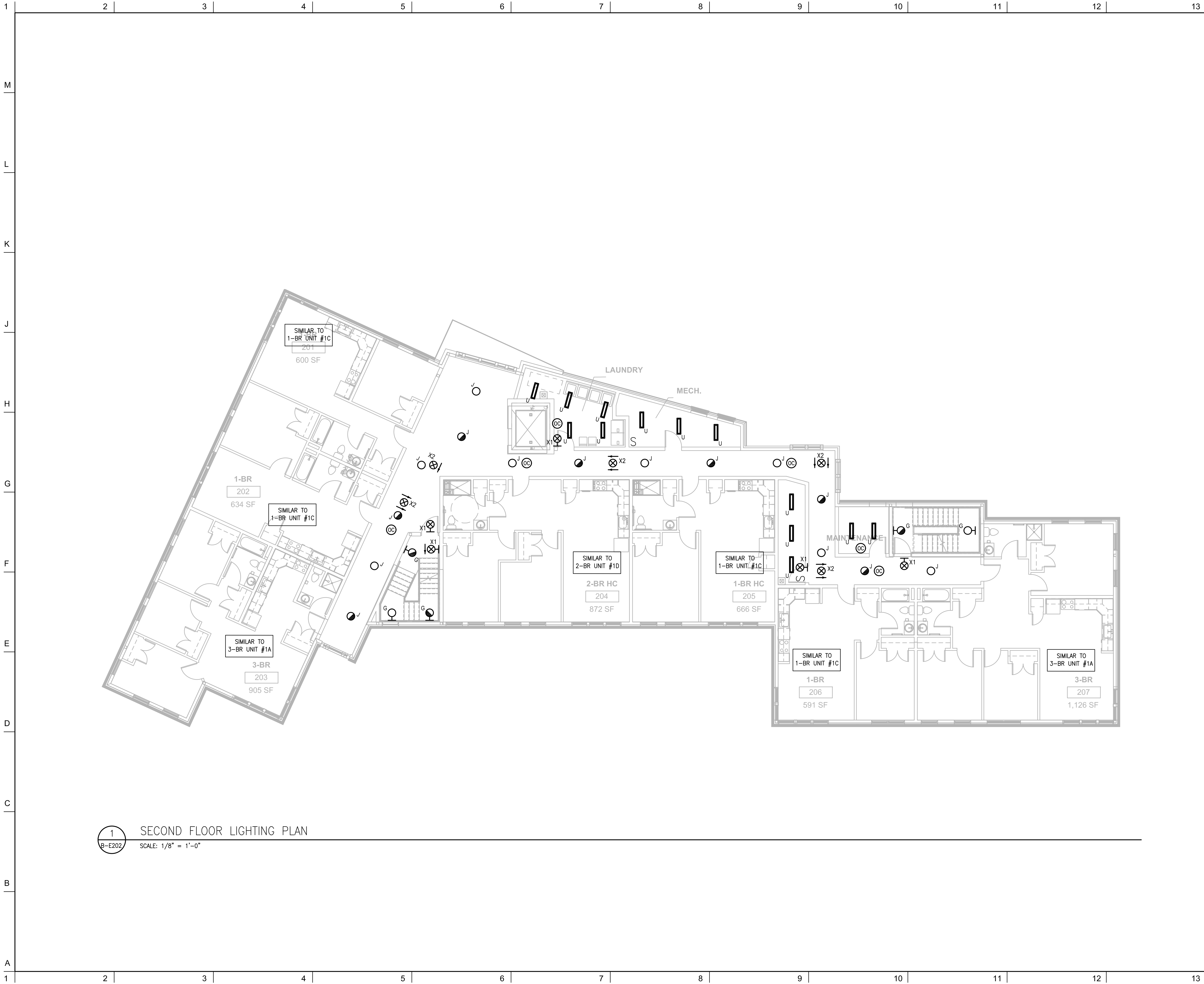
Project

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title


**BUILDING B - FIRST FLOOR
LIGHTING PLAN**

Designed BMK	B-E201
Checked GAC	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	



- ELECTRICAL NOTES:
1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
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 12. COORDINATE EXACT EQUIPMENT LOCATIONS AND POWER REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-INS.

No.	REVISIONS/SUBMISSIONS	Date



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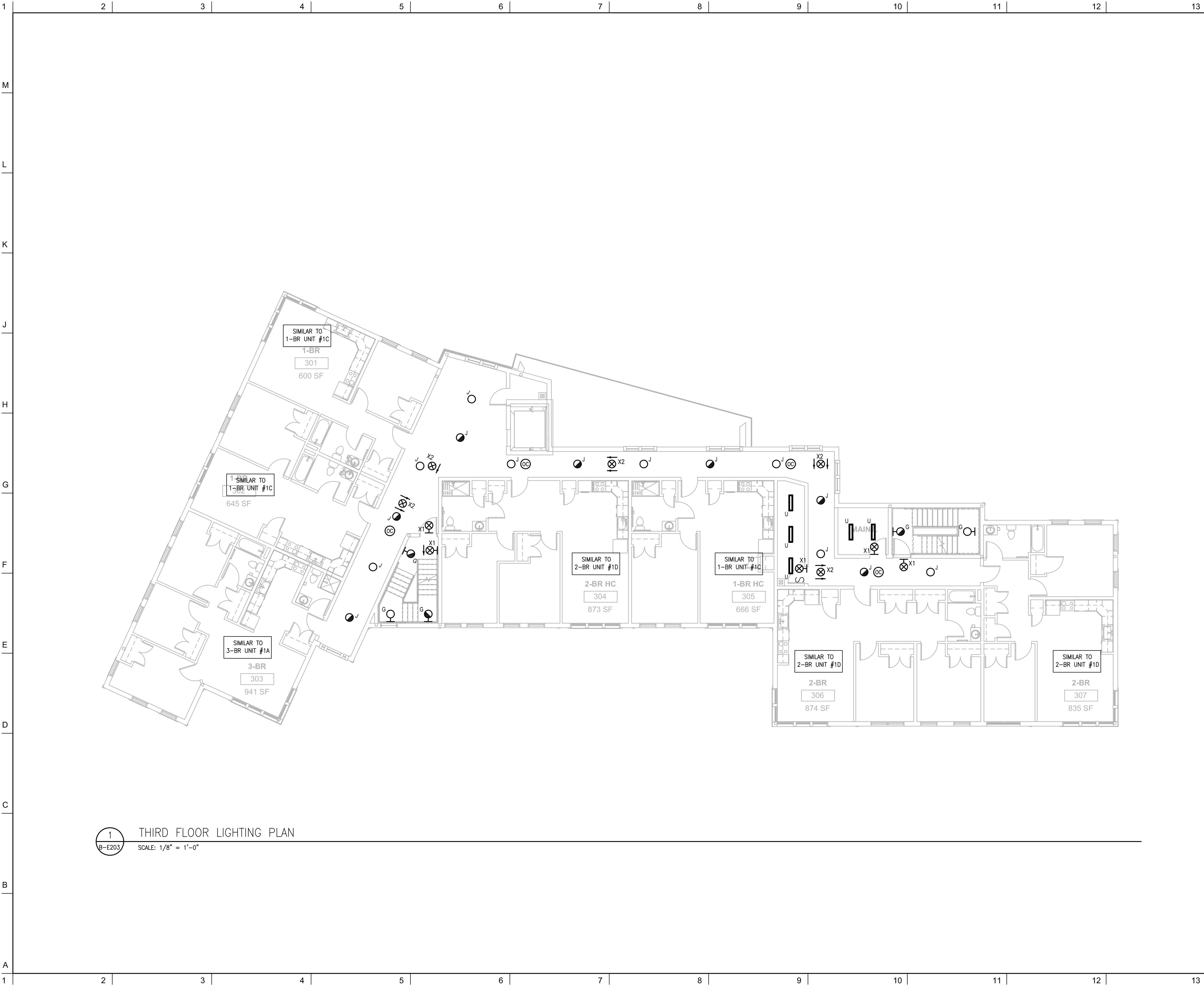
Project:

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title:


**BUILDING B - SECOND FLOOR
LIGHTING PLAN**

Designed BMK	B-E202
Checked GAC	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	



- ELECTRICAL NOTES:
1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
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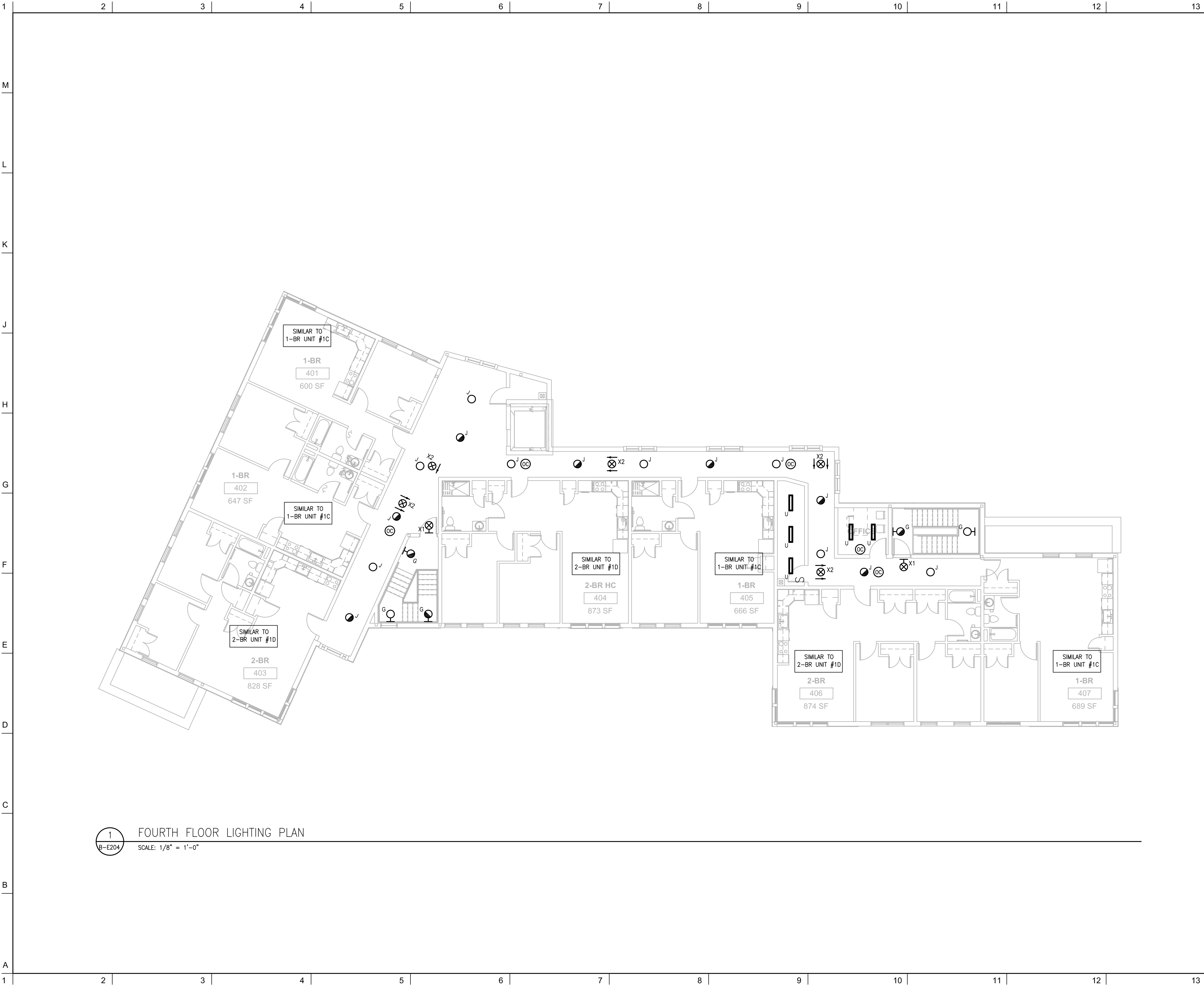
Project

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Title


**BUILDING B - THIRD FLOOR
LIGHTING PLAN**

Designed BMK	B-E203
Checked GAC	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	



- ELECTRICAL NOTES:
1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
 2. ELECTRICAL CONTRACTOR SHALL PAY FOR AND SECURE ALL PERMITS FOR ASSOCIATED WORK.
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No.	REVISIONS/SUBMISSIONS	Date



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Project

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19R PARK AVE, ARLINGTON, MA 02474

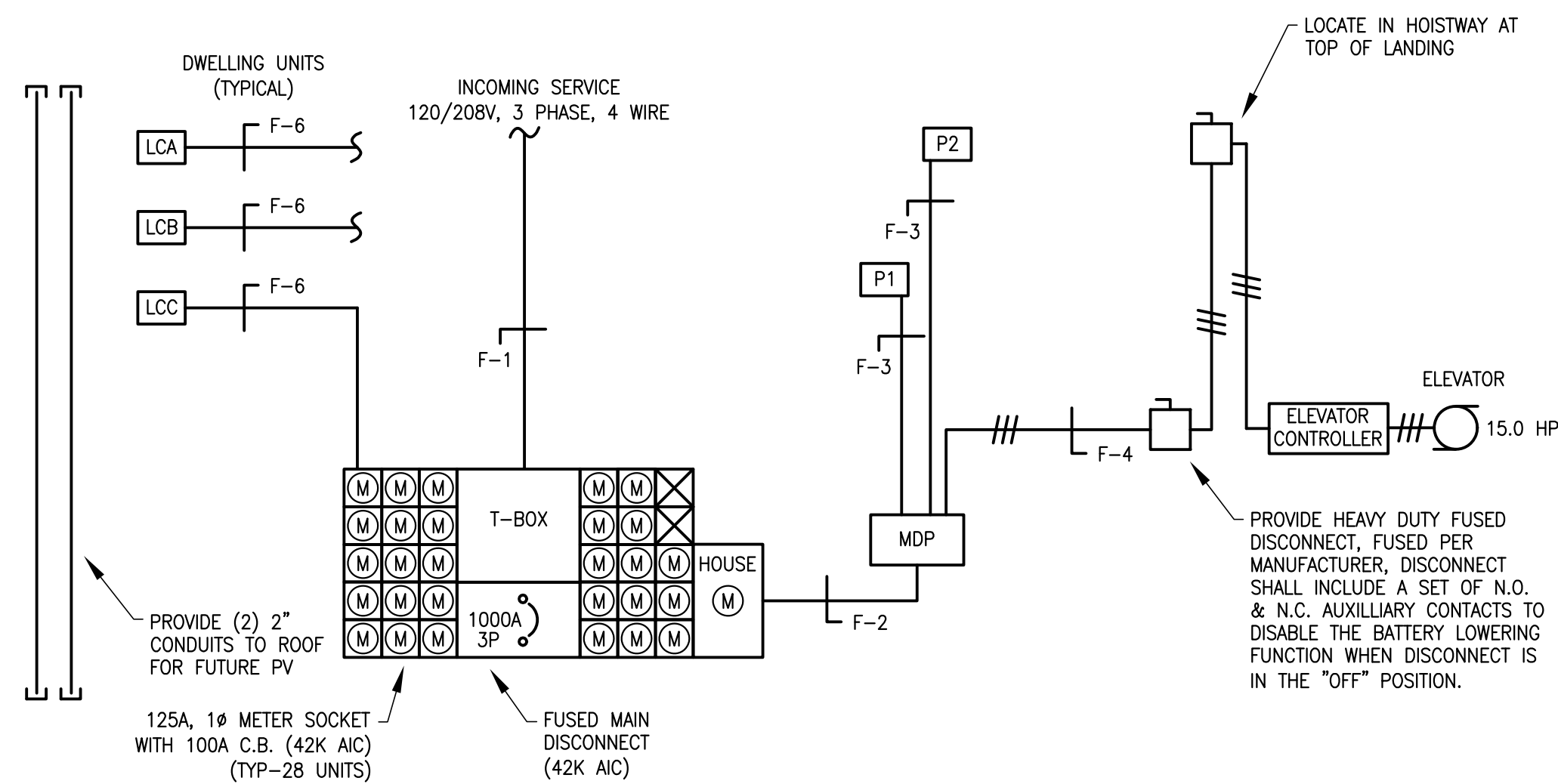
Title

**BUILDING B - FOURTH FLOOR
LIGHTING PLAN**

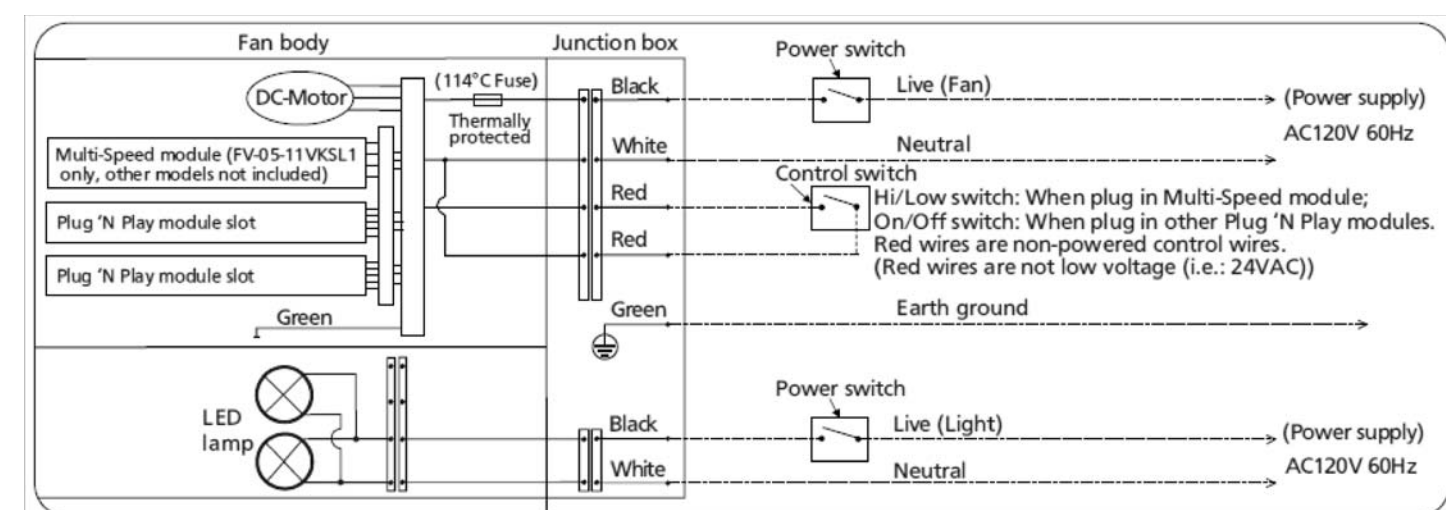
Designed BMK	B-E204
Checked GAC	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	

FEEDER SCHEDULE					[1]	
DESIGNATION	CONDUCTOR QUANTITY/SIZE	GROUND	CONDUIT SIZE	CONDUIT QUANTITY	BREAKER/RATING	
					SIZE AMPS	POLE
F-1	(16)600KCMIL	—	4"	4	1000	3
F-2	(4)500KCMIL	(1)#3	3"	1	—	3
F-3	(4)#3/0	(1)#6G	2"	1	—	3
F-4	(3)#6	(1)#8G	3/4"	1	—	3
F-5	(4)#3	(1)#8G	1-1/4"	1	225	3
F-6	(3)#3	(1)#8G	1"	1	125	1

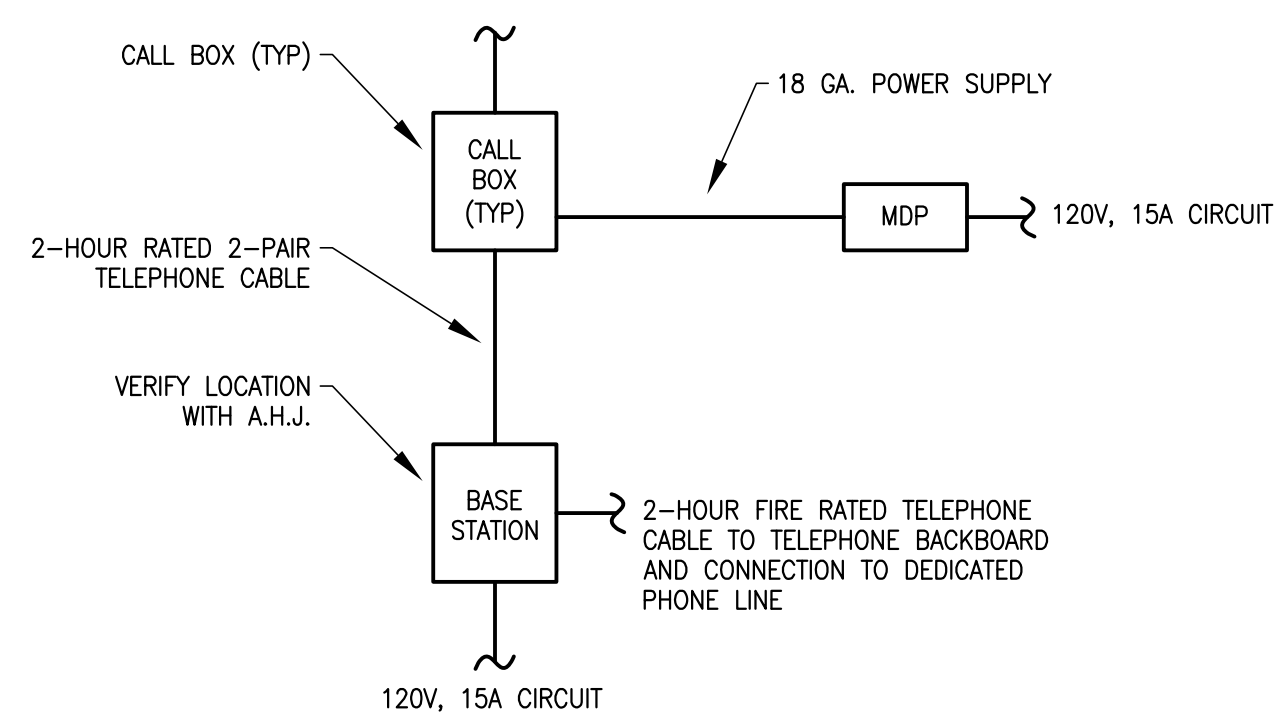
[1] BASED ON COPPER CONDUCTORS & 75°C TERMINATIONS



1 ELECTRICAL ONE-LINE
B-E301 SCALE: NOT TO SCALE



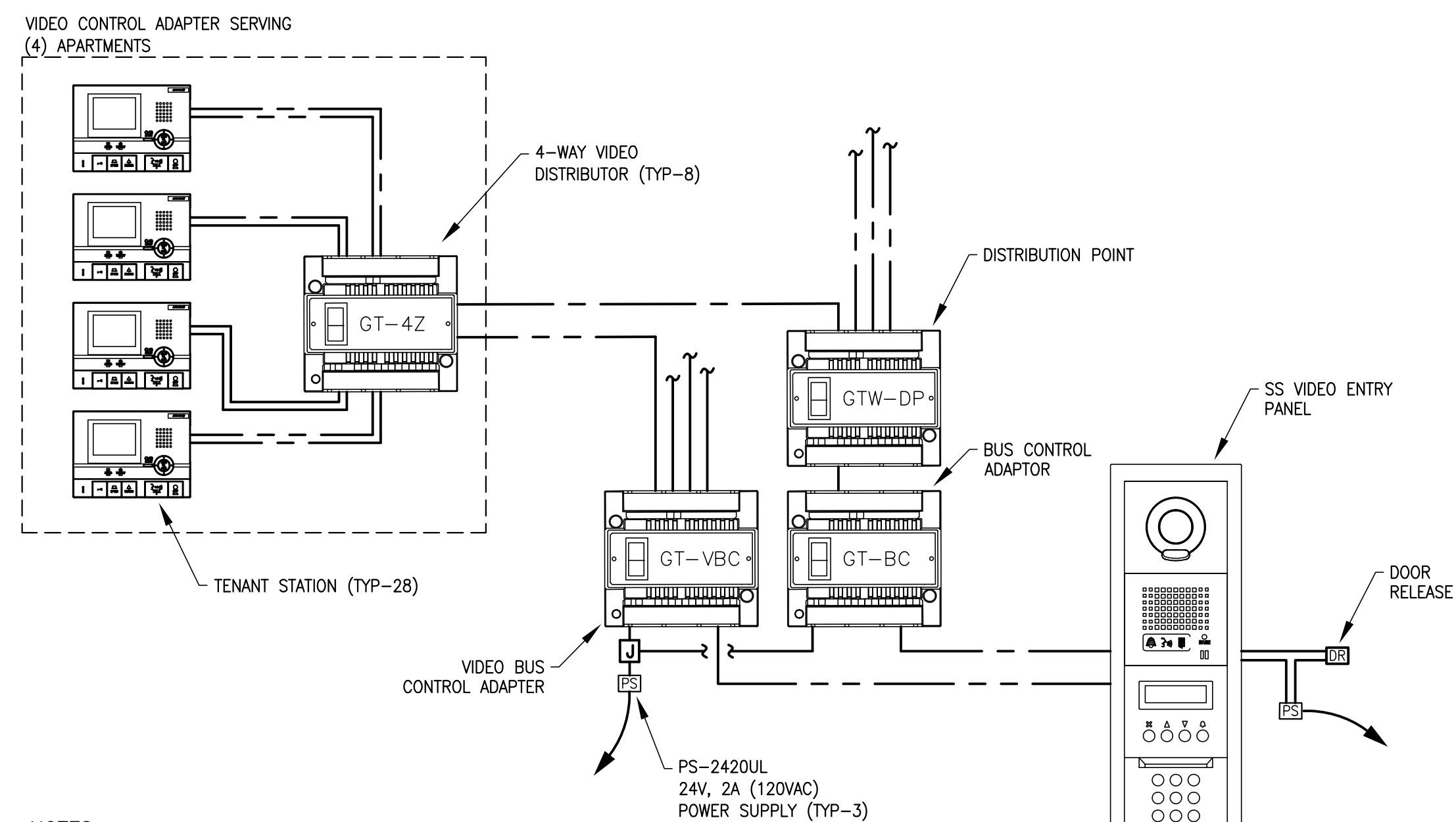
3 B-E301 PANASONIC EXHAUST FAN/LIGHT WIRING DIAGRAM SCALE: NTS



NOTES:

1. LOCATE PER ADA REQUIREMENTS AND IN COORDINATION WITH ARCHITECT.
2. BASE STATION AND CALL BOXES SHALL HAVE INTEGRAL EMERGENCY BATTERIES.
3. PROVIDE PROGRAMMING AND TESTING AND OWNER TRAINING.

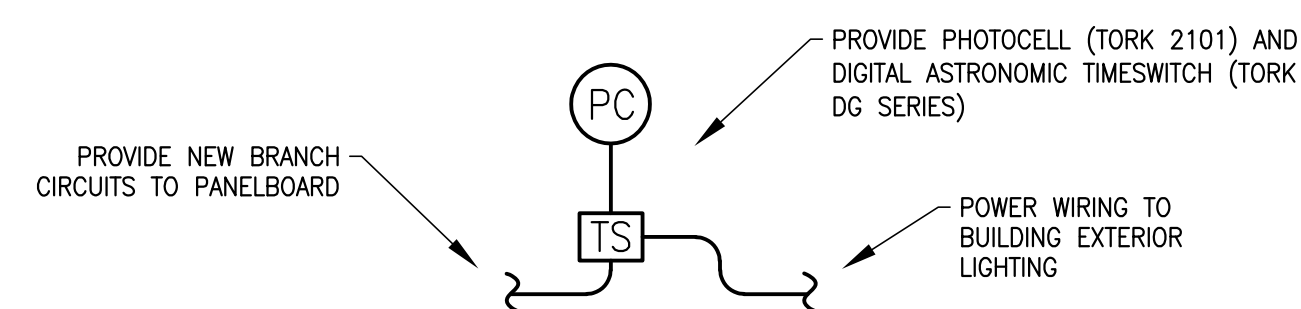
5 EMERGENCY 2-WAY COMMUNICATION BASE
B-E301 SCALE: NTS



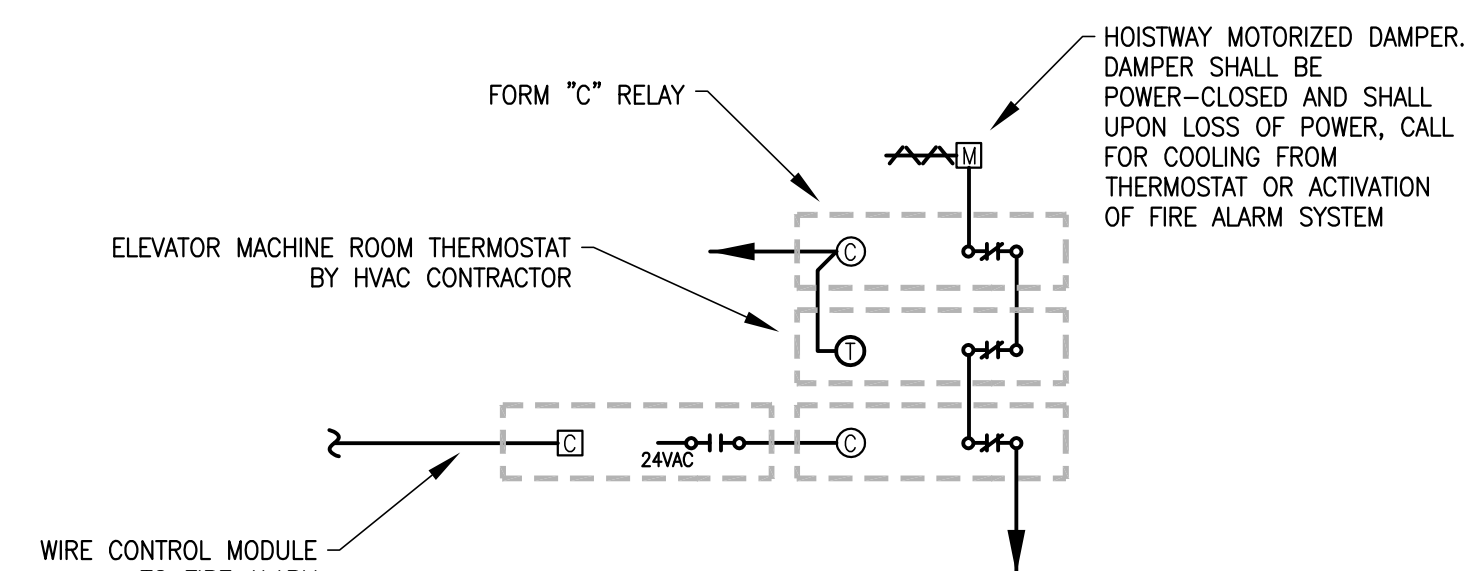
NOTES:

1. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS TO PROVIDE A COMPLETE ENTRY SYSTEM.
2. COORDINATE DOOR RELEASE MECHANISMS AND ASSOCIATED HARDWARE WITH DOOR MANUFACTURER.
3. PROVIDE PROGRAMMING FOR SYSTEM, INCLUDE TRAINING FOR BUILDING MAINTENANCE PERSONNEL.

2 AIPHONE: GT SERIES - INTERCOM/VIDEO ENTRY SYSTEM
B-E301 SCALE: NTS



4 BUILDING EXTERIOR LIGHTING CONTROL
B-E301 SCALE: NTS



ELEVATOR VENT CONTROL WIRING DIAGRAM

No.	REVISIONS/SUBMISSIONS	Date

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Project	
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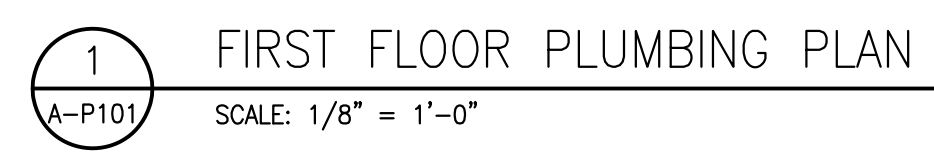
DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title	
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BUILDING B - ELECTRICAL ONE-LINE DIAGRAM AND DETAILS

Designed BMK	Drawing No. _____
Checked GAC	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	

B-E301



No.	REVISIONS/SUBMISSIONS	Date
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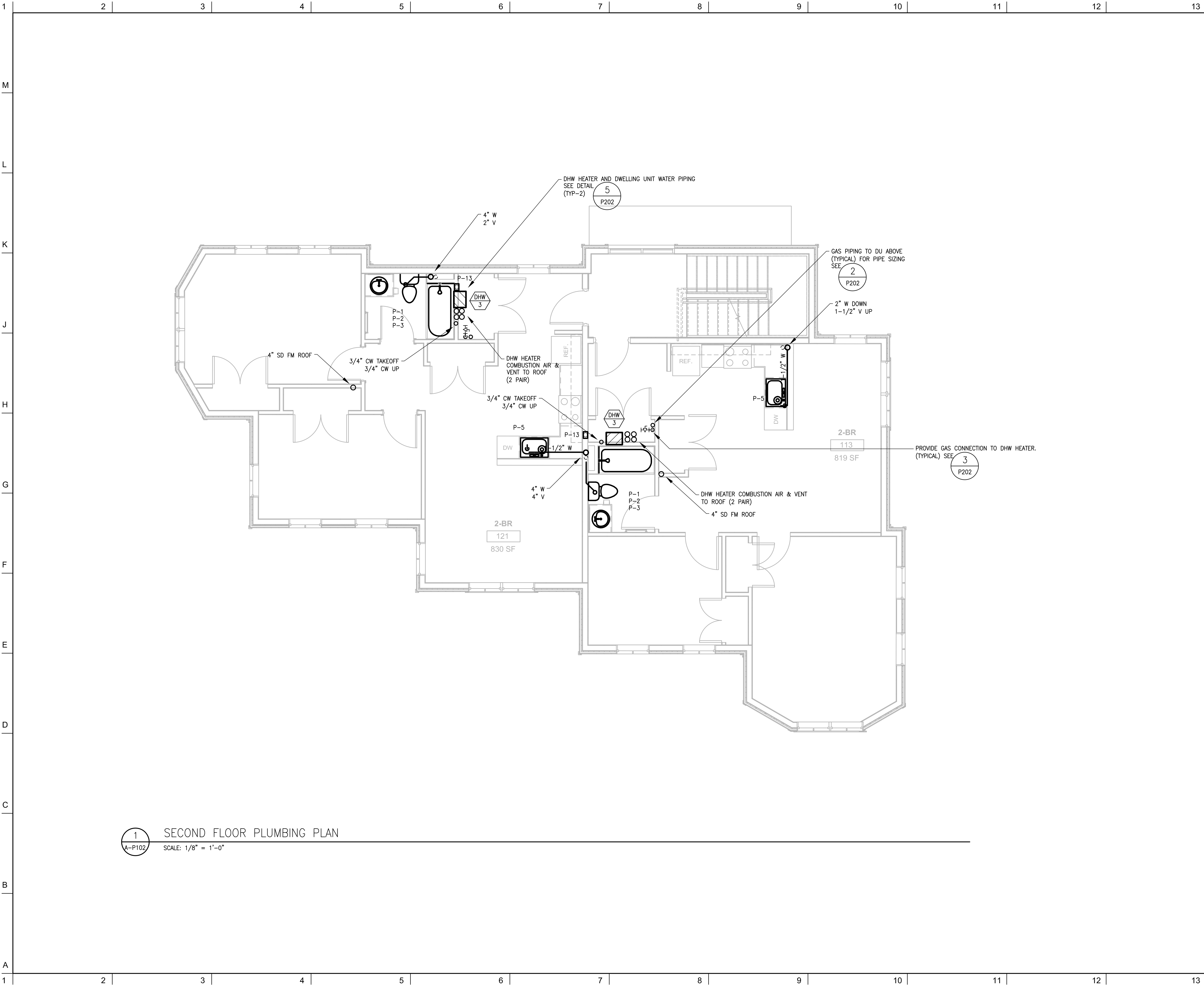
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Project	<p>DOWNING SQUARE</p> <p>19R PARK AVE, ARLINGTON, MA 02474</p>
---------	---

Title	BUILDING A - FIRST FLOOR PLUMBING PLAN
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[illegible]



1 SECOND FLOOR PLUMBING PLAN
A-P102 SCALE: 1/8" = 1'-0"

PLUMBING NOTES

- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
- INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
- THIS PROJECT MUST CONFORM TO THE REQUIREMENTS OF THE "STRETCH CODE", 780 CMR 120AA.
- ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
- PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
- INSTALL ALL PIPING ON WARM SIDE OF BUILDING INSULATION.
- INSULATE ALL CW, DHW, DHWR, & STORM DRAIN PIPING.
- PITCH WASTE AT MINIMUM 1/8" PER FOOT FOR 4" DIAMETER AND LARGER PIPES, 1/4" FOR PIPES LESS THAN 4" IN DIAMETER.
- PC TO PROVIDE ALL REQUIRED FITTINGS AND CONNECTIONS TO CONNECT WITH SITE CONTRACTOR PROVIDED WASTE, STORM DRAINS, GAS, AND CW SERVICES.
- ALL WASTE AND VENTS WITHIN RESIDENTIAL SPACES TO BE SOLID CORE PVC.
- ALL VERTICAL WASTE & STORM PIPING RISERS RUNNING THROUGH GARAGE AREAS SHALL INCLUDE ALUMINUM PROTECTIVE COVERING
- ALL PVC WASTE PIPE RISERS THROUGH RESIDENTIAL SPACES SHALL BE INSULATED WITH 1" FIBERGLASS
- PROVIDE 1/2" CLOSED-CELL FOAM SLEEVES FOR ALL PIPE WHICH PENETRATES SLAB-ON-GRADE FLOOR PRIOR TO POURING CONCRETE.
- PROVIDE LOCAL ISOLATION, STOP VALVE, ETC. FOR DHW AND CW FEEDS TO EACH PLUMBING FIXTURE
- VENT FIXTURES PER SCHEDULE AND CONNECT TO RISERS & VENT MAINS SHOWN ON PLAN. ALL VENT PIPING NOT SHOWN.
- PC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
- PC TO SUPPLY ACCESS HATCHES. GC TO INSTALL.
- PRIME AND PAINT ALL EXTERIOR GAS PIPE PER SPEC.
- FOR RISER DIAGRAMS AND PIPE SIZES, SEE P301, P302, P303, & P304.

No.	REVISIONS/SUBMISSIONS	Date



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Project

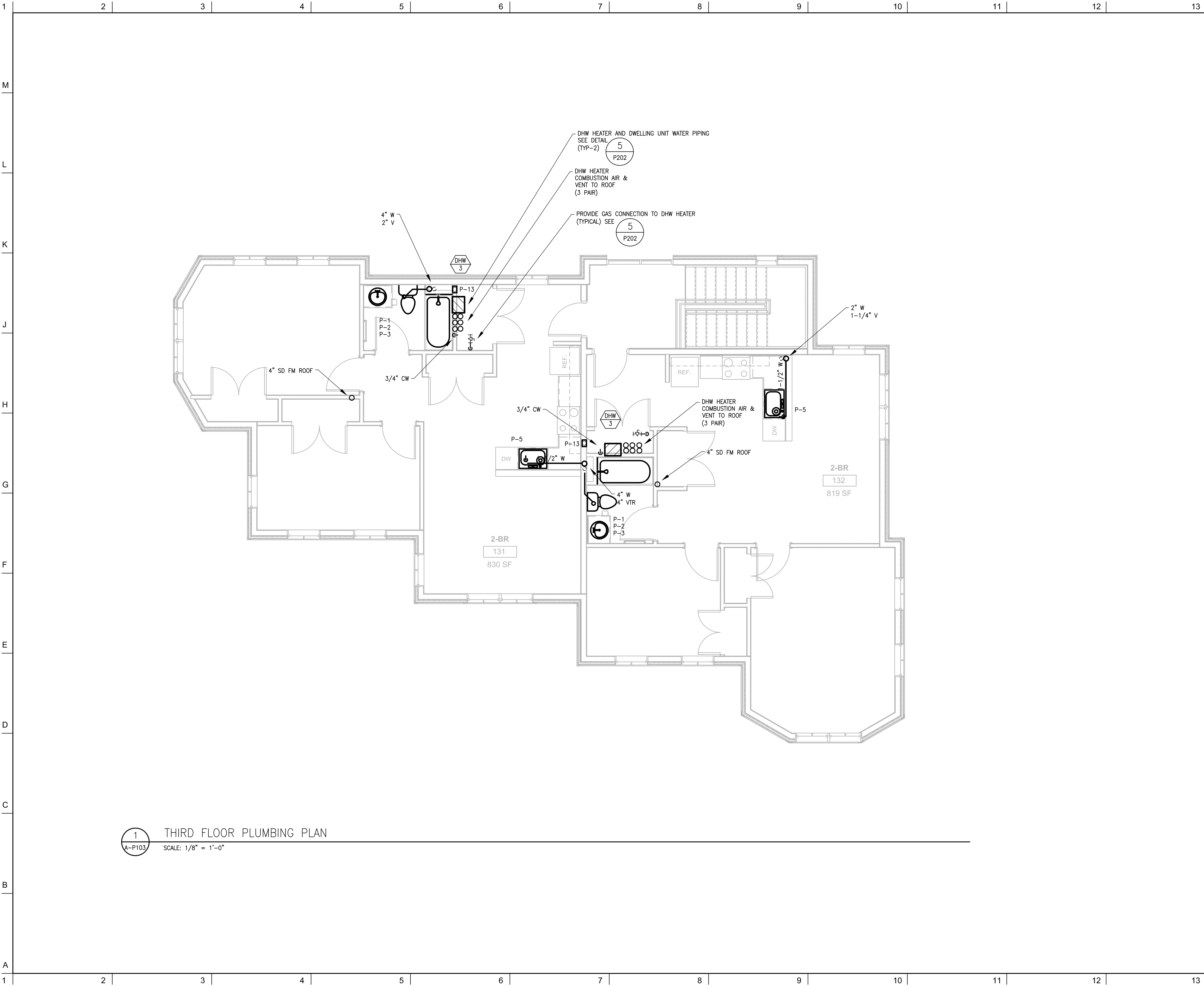
DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title

**BUILDING A - SECOND FLOOR
PLUMBING PLAN**

	Designed RWS	Drawing No.
	Checked MAB	
	Project No. 16045.00	
	Scale As Noted	
	Date 08.23.2019	

A-P102



1 THIRD FLOOR PLUMBING PLAN
A-P103 SCALE: 1/8" = 1'-0"

PLUMBING NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
3. THIS PROJECT MUST CONFORM TO THE REQUIREMENTS OF THE "STRETCH CODE", 780 CMR 120AA.
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5. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
6. INSTALL ALL PIPING ON WARM SIDE OF BUILDING INSULATION.
7. INSULATE ALL CW, DHW, DHWR, & STORM DRAIN PIPING.
8. PITCH WASTE AT MINIMUM 1/8" PER FOOT FOR 4" DIAMETER AND LARGER PIPES, 1/4" FOR PIPES LESS THAN 4" IN DIAMETER.
9. PC TO PROVIDE ALL REQUIRED FITTINGS AND CONNECTIONS TO CONNECT WITH SITE CONTRACTOR PROVIDED WASTE, STORM DRAINS, GAS, AND CW SERVICES.
10. ALL WASTE AND VENTS WITHIN RESIDENTIAL SPACES TO BE SOLID CORE PVC.
11. ALL VERTICAL WASTE & STORM PIPING RISERS RUNNING THROUGH GARAGE AREAS SHALL INCLUDE ALUMINUM PROTECTIVE COVERING
12. ALL PVC WASTE PIPE RISERS THROUGH RESIDENTIAL SPACES SHALL BE INSULATED WITH 1" FIBERGLASS
13. PROVIDE 1/2" CLOSED-CELL FOAM SLEEVES FOR ALL PIPE WHICH PENETRATES SLAB-ON-GRADE FLOOR PRIOR TO POURING CONCRETE.
14. PROVIDE LOCAL ISOLATION, STOP VALVE, ETC. FOR DHW AND CW FEEDS TO EACH PLUMBING FIXTURE
15. VENT FIXTURES PER SCHEDULE AND CONNECT TO RISERS & VENT MAINS SHOWN ON PLAN. ALL VENT PIPING NOT SHOWN.
16. PC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
17. PC TO SUPPLY ACCESS HATCHES. GC TO INSTALL.
18. PRIME AND PAINT ALL EXTERIOR GAS PIPE PER SPEC.
19. FOR RISER DIAGRAMS AND PIPE SIZES, SEE P301, P302, P303, & P304.

No.	REVISIONS/SUBMISSIONS	Date



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Somerville, MA 02144
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Project

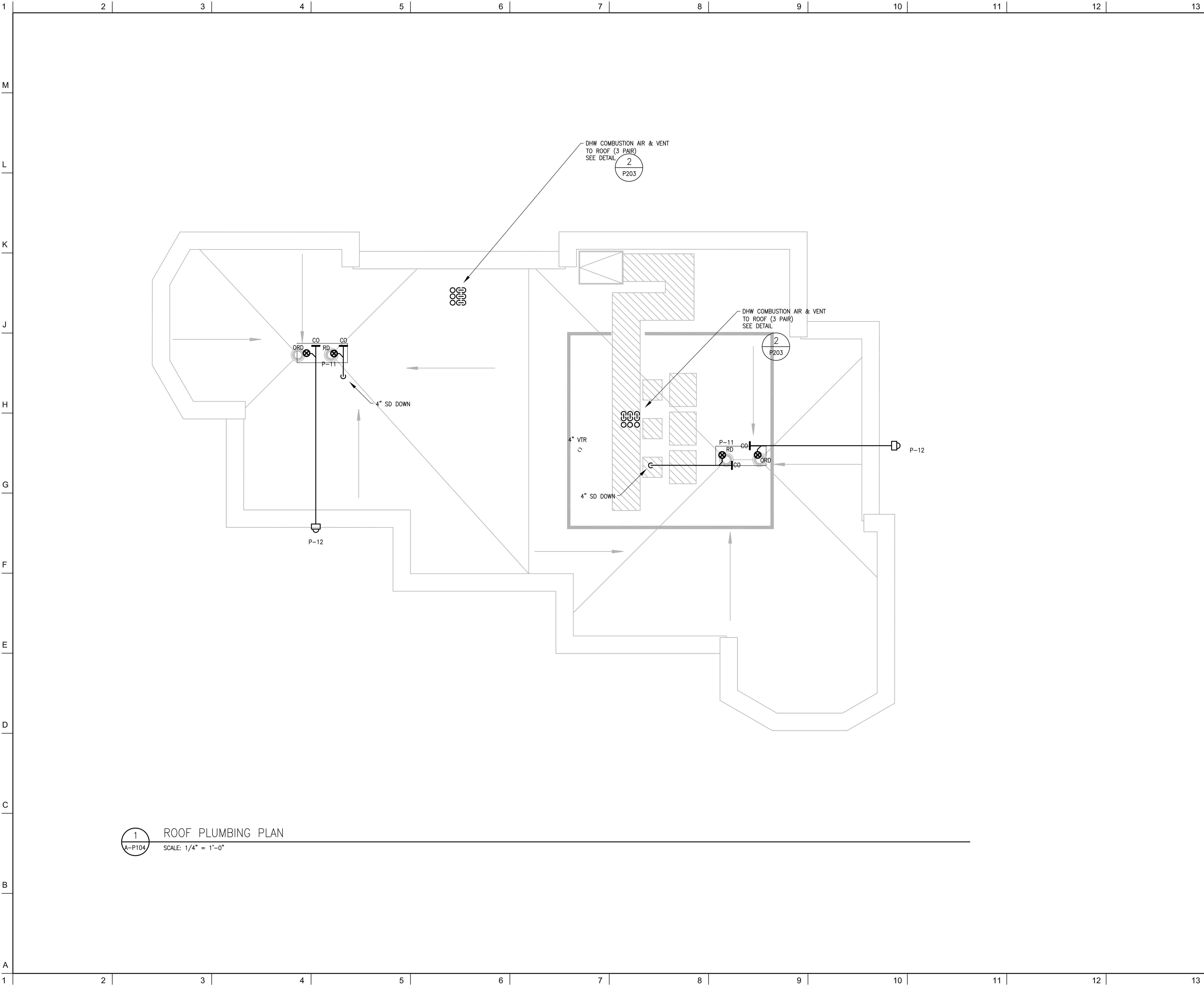
DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title

**BUILDING A - THIRD FLOOR
PLUMBING PLAN**

	Designed RWS	Drawing No.
	Checked MAB	
	Project No. 16045.00	
	Scale As Noted	
	Date 08.23.2019	

A-P103



1 ROOF PLUMBING PLAN
A-P104 SCALE: 1/4" = 1'-0"

PLUMBING NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
3. THIS PROJECT MUST CONFORM TO THE REQUIREMENTS OF THE "STRETCH CODE", 780 CMR 120AA.
4. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
5. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
6. INSTALL ALL PIPING ON WARM SIDE OF BUILDING INSULATION.
7. INSULATE ALL CW, DHW, DHWR, & STORM DRAIN PIPING.
8. PITCH WASTE AT MINIMUM 1/8" PER FOOT FOR 4" DIAMETER AND LARGER PIPES, 1/4" FOR PIPES LESS THAN 4" IN DIAMETER.
9. PC TO PROVIDE ALL REQUIRED FITTINGS AND CONNECTIONS TO CONNECT WITH SITE CONTRACTOR PROVIDED WASTE, STORM DRAINS, GAS, AND CW SERVICES.
10. ALL WASTE AND VENTS WITHIN RESIDENTIAL SPACES TO BE SOLID CORE PVC.
11. ALL VERTICAL WASTE & STORM PIPING RISERS RUNNING THROUGH GARAGE AREAS SHALL INCLUDE ALUMINUM PROTECTIVE COVERING
12. ALL PVC WASTE PIPE RISERS THROUGH RESIDENTIAL SPACES SHALL BE INSULATED WITH 1" FIBERGLASS
13. PROVIDE 1/2" CLOSED-CELL FOAM SLEEVES FOR ALL PIPE WHICH PENETRATES SLAB-ON-GRADE FLOOR PRIOR TO POURING CONCRETE.
14. PROVIDE LOCAL ISOLATION, STOP VALVE, ETC. FOR DHW AND CW FEEDS TO EACH PLUMBING FIXTURE
15. VENT FIXTURES PER SCHEDULE AND CONNECT TO RISERS & VENT MAINS SHOWN ON PLAN. ALL VENT PIPING NOT SHOWN.
16. PC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
17. PC TO SUPPLY ACCESS HATCHES. GC TO INSTALL.
18. PRIME AND PAINT ALL EXTERIOR GAS PIPE PER SPEC.
19. FOR RISER DIAGRAMS AND PIPE SIZES, SEE P301, P302, P303, & P304.

No.	REVISIONS/SUBMISSIONS	Date



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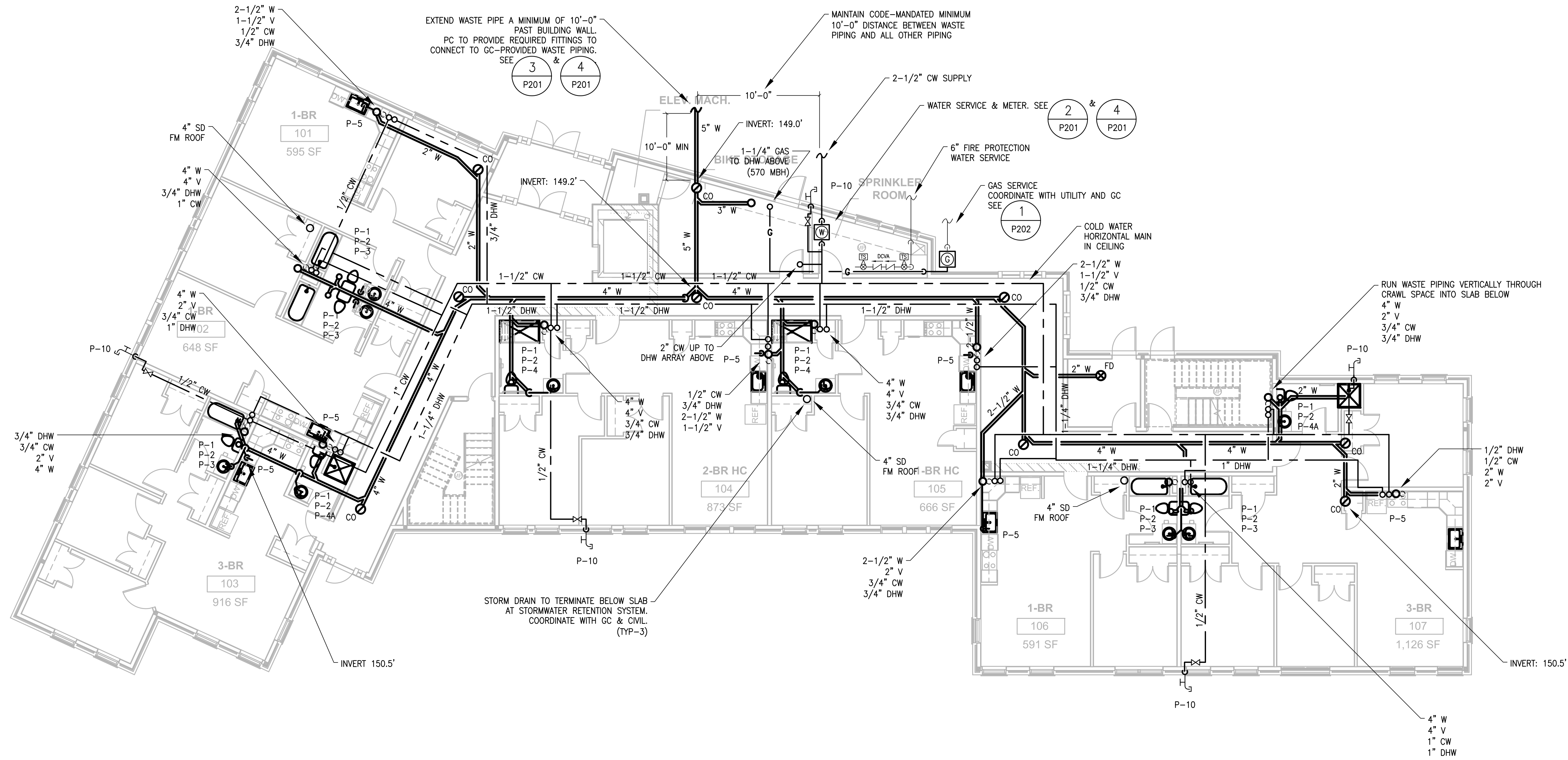
Project

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title

**BUILDING A - ROOF PLUMBING
PLAN**

Designed RWS	Drawing No. A-P104
Checked MAB	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	



1 FIRST FLOOR PLUMBING PLAN
B-P101 SCALE: 1/8" = 1'-0"

PLUMBING NOTES

- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
- INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
- THIS PROJECT MUST CONFORM TO THE REQUIREMENTS OF THE "STRETCH CODE", 780 CMR 120AA.
- ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
- PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
- INSTALL ALL PIPING ON WARM SIDE OF BUILDING INSULATION.
- ALL WASTE & STORM PIPING RUNNING THROUGH CRAWL SPACE AREAS SHALL BE INSULATED WITH 2" ARMAFLEX INSULATION.
- PITCH WASTE AT MINIMUM 1/8" PER FOOT FOR 4" DIAMETER AND LARGER PIPES, 1/4" FOR PIPES LESS THAN 4" IN DIAMETER.
- PC TO PROVIDE ALL REQUIRED FITTINGS AND CONNECTIONS TO CONNECT WITH SITE CONTRACTOR PROVIDED WASTE, STORM DRAINS, GAS, AND CW SERVICES.
- ALL WASTE AND VENTS WITHIN RESIDENTIAL SPACES TO BE SOLID CORE PVC. ALL WASTE AND VENTS WITHIN CRAWL SPACE TO BE CAST IRON. ALL WAST AND VENT BELOW SLAB TO BE CAST IRON.
- ALL PVC WASTE PIPE RISERS THROUGH RESIDENTIAL SPACES SHALL BE INSULATED WITH 1" FIBERGLASS
- PROVIDE 1/2" CLOSED-CELL FOAM SLEEVES FOR ALL PIPE WHICH PENETRATES SLAB-ON-GRADE FLOOR PRIOR TO POURING CONCRETE.
- PROVIDE LOCAL ISOLATION, STOP VALVE, ETC. FOR DHW AND CW FEEDS TO EACH PLUMBING FIXTURE
- VENT FIXTURES PER SCHEDULE AND CONNECT TO RISERS & VENT MAINS SHOWN ON PLAN. ALL VENT PIPING NOT SHOWN.
- PC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
- PC TO SUPPLY ACCESS HATCHES. GC TO INSTALL.

No.	REVISIONS/SUBMISSIONS	Date
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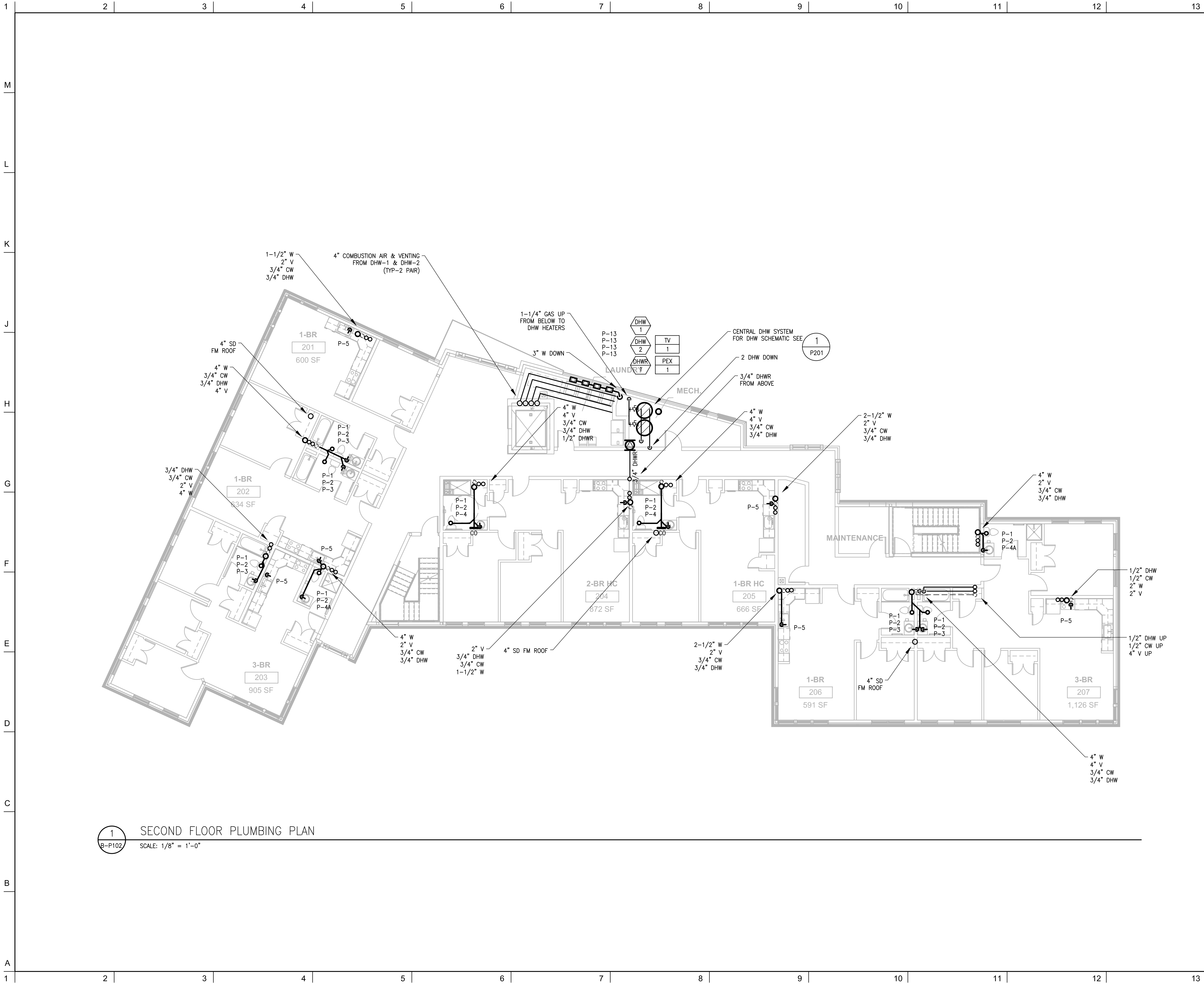
Project

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title

**BUILDING B - FIRST FLOOR
PLUMBING PLANS**

Designed RWS	Drawing No. B-P101
Checked MAB	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	



1 SECOND FLOOR PLUMBING PLAN
B-P102 SCALE: 1/8" = 1'-0"

- PLUMBING NOTES**
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
 - INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
 - THIS PROJECT MUST CONFORM TO THE REQUIREMENTS OF THE "STRETCH CODE", 780 CMR 120AA.
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 - PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
 - INSTALL ALL PIPING ON WARM SIDE OF BUILDING INSULATION.
 - ALL WASTE & STORM PIPING RUNNING THROUGH CRAWL SPACE AREAS SHALL BE INSULATED WITH 2" ARMAFLEX INSULATION..
 - PITCH WASTE AT MINIMUM 1/8" PER FOOT FOR 4" DIAMETER AND LARGER PIPES, 1/4" FOR PIPES LESS THAN 4" IN DIAMETER.
 - PC TO PROVIDE ALL REQUIRED FITTINGS AND CONNECTIONS TO CONNECT WITH SITE CONTRACTOR PROVIDED WASTE, STORM DRAINS, GAS, AND CW SERVICES.
 - ALL WASTE AND VENTS WITHIN RESIDENTIAL SPACES TO BE SOLID CORE PVC. ALL WASTE AND VENTS WITHIN CRAWL SPACE TO BE CAST IRON. ALL WAST AND VENT BELOW SLAB TO BE CAST IRON.
 - ALL PVC WASTE PIPE RISERS THROUGH RESIDENTIAL SPACES SHALL BE INSULATED WITH 1" FIBERGLASS
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No.	REVISIONS/SUBMISSIONS	Date



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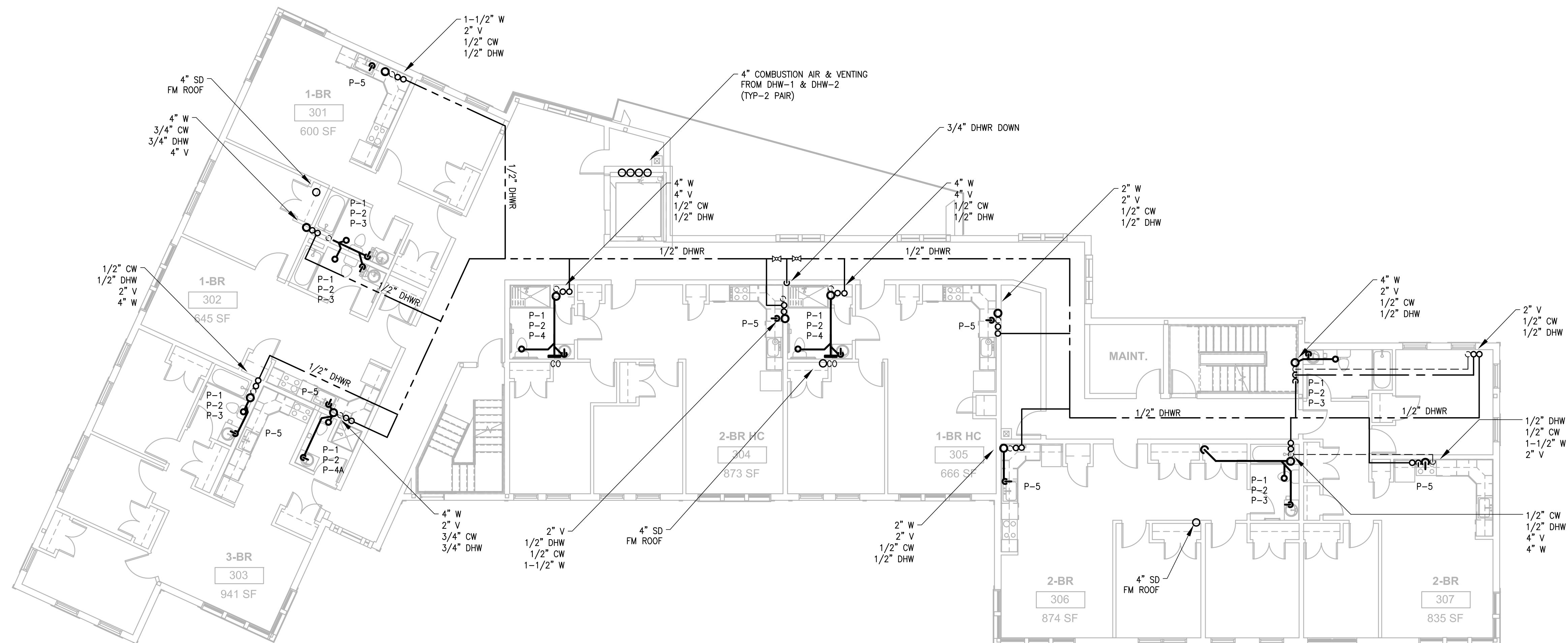
Project

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title

**BUILDING B - SECOND FLOOR
PLUMBING PLAN**

Designed RWS	Drawing No. B-P102
Checked MAB	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	



1 THIRD FLOOR PLUMBING PLAN
B-P103 SCALE: 1/8" = 1'-0"

PLUMBING NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
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5. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
6. INSTALL ALL PIPING ON WARM SIDE OF BUILDING INSULATION.
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16. PC TO SUPPLY ACCESS HATCHES. GC TO INSTALL.

No.	REVISIONS/SUBMISSIONS	Date

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Project	
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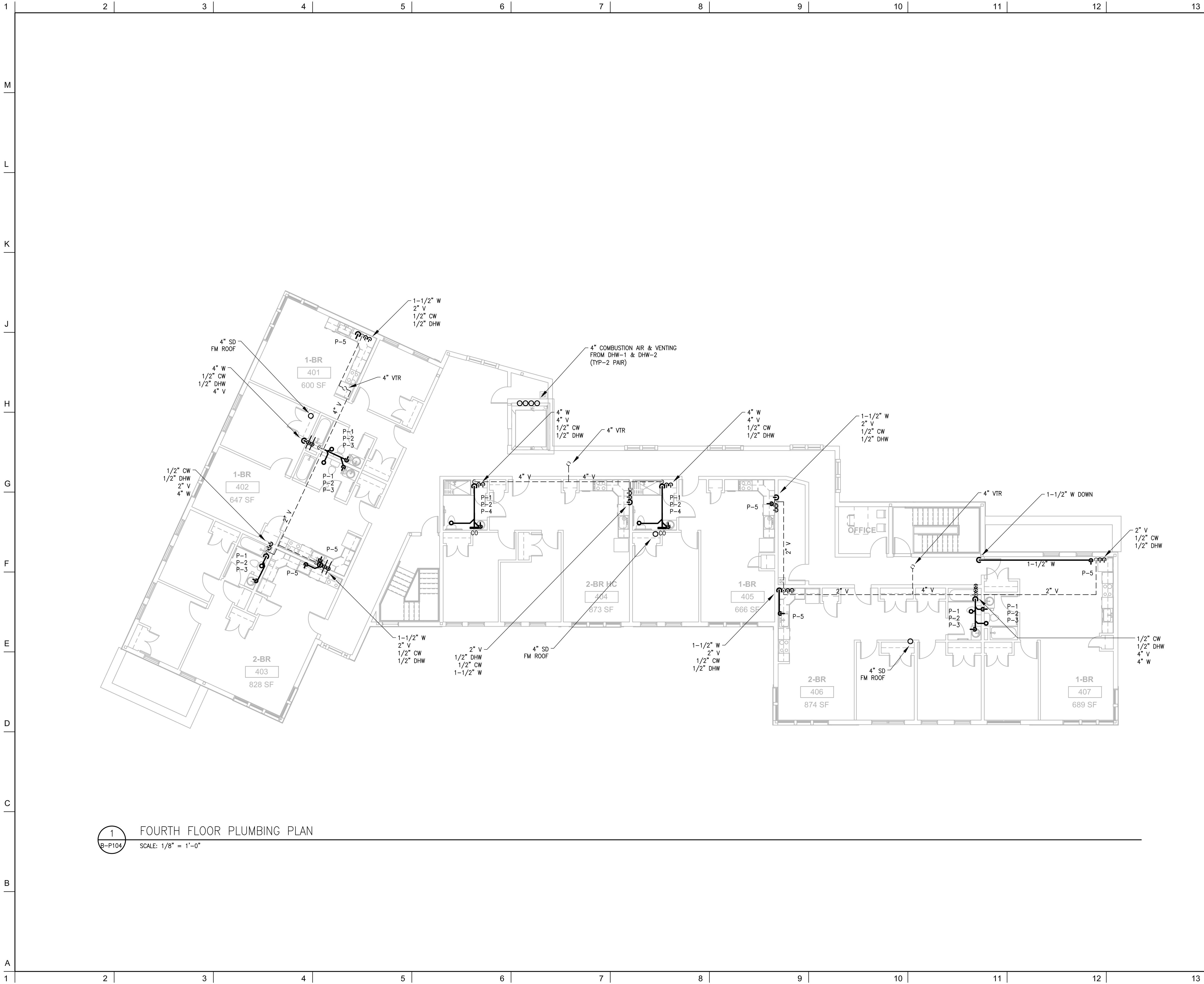
Title	
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BUILDING B - THIRD FLOOR
PLUMBING PLAN

Designed	RWS
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019


Drawing No	
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B-P103



- PLUMBING NOTES**
1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
 2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
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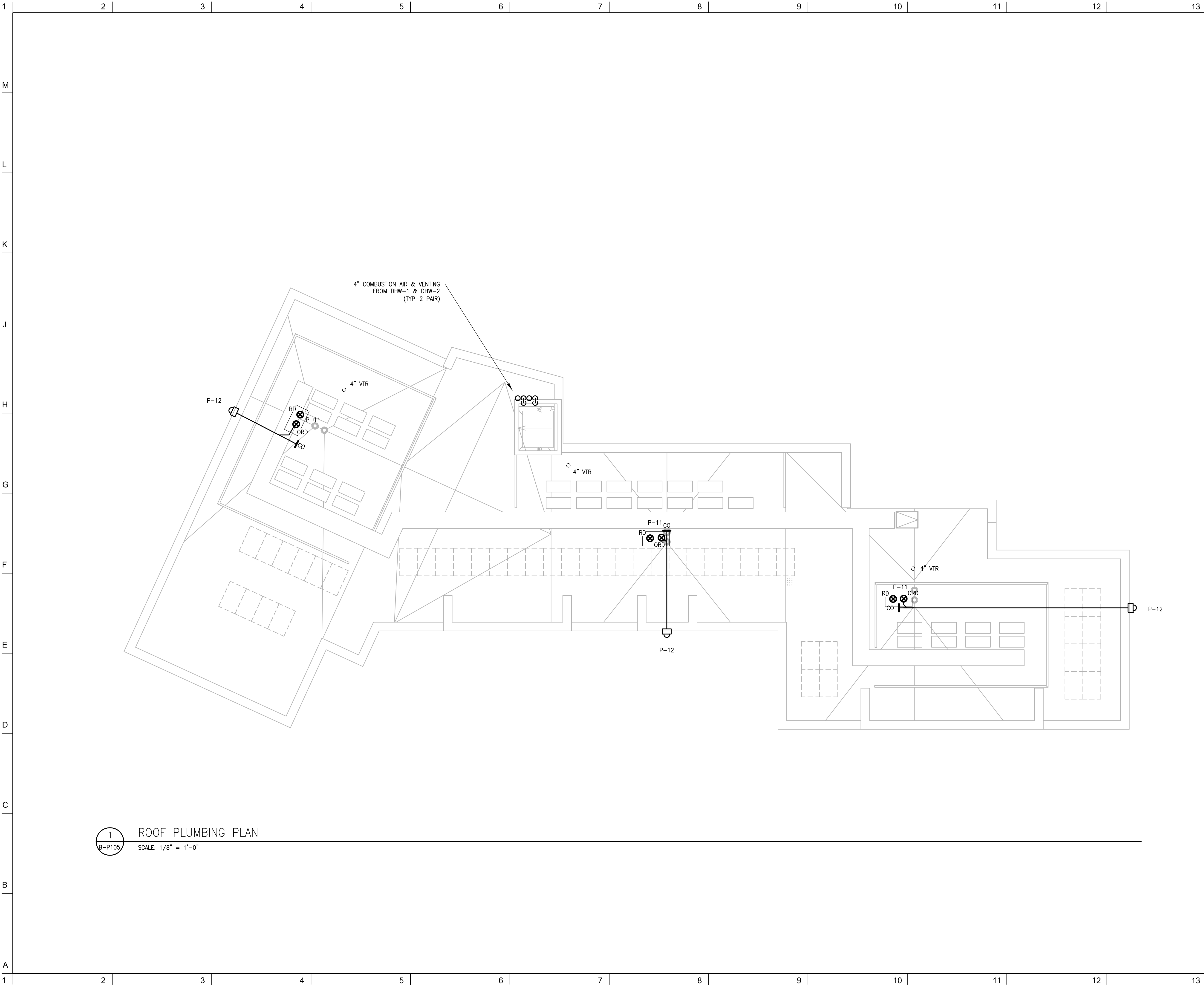
Project

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title

**BUILDING B - FOURTH FLOOR
PLUMBING PLAN**

Designed RWS	B-P104
Checked MAB	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	



1 ROOF PLUMBING PLAN
B-P105 SCALE: 1/8" = 1'-0"

PLUMBING NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
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15. PC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
16. PC TO SUPPLY ACCESS HATCHES. GC TO INSTALL.

No.	REVISIONS/SUBMISSIONS	Date



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Project

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title

**BUILDING B - ROOF PLUMBING
PLAN**

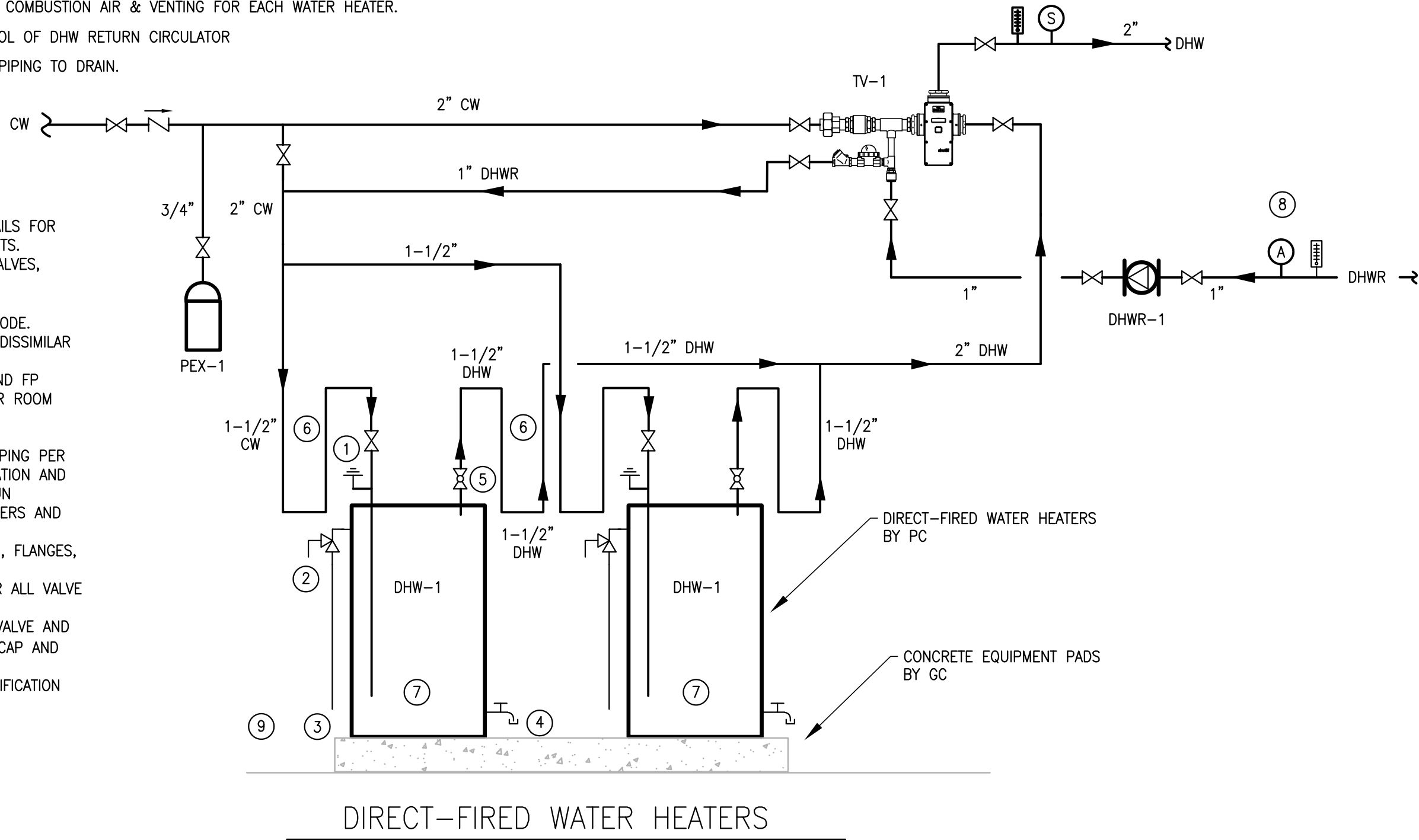
Designed RWS	B-P105
Checked MAB	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	

TAGS:

- ① VACUUM RELIEF SIZED PER CODE, TYP-EACH TANK
- ② TEMPERATURE AND PRESSURE RELIEF VALVE SIZED PER CODE, TYP-EACH TANK
- ③ PIPE WITHIN 12" OF FLOOR, TYP-EACH TANK
- ④ 1/4-TURN DRAIN VALVE WITH 3/4" HOSE THREAD, CAP AND CHAIN, TYP-EACH TANK.
- ⑤ PIPING FOR 2 TANKS PIPED IN PARALLEL. PROVIDE BALANCING VALVE ON OUTLET OF EACH TANK.
- ⑥ HEAT TRAP, MINIMUM 12", TYP-EACH TANK
- ⑦ PC TO PROVIDE GAS CONNECTIONS, AND COMBUSTION AIR & VENTING FOR EACH WATER HEATER.
- ⑧ PROVIDE AQUASTAT & TIMER FOR CONTROL OF DHW RETURN CIRCULATOR
- ⑨ PROVIDE CONDENSATE NEUTRALIZERS & PIPING TO DRAIN.

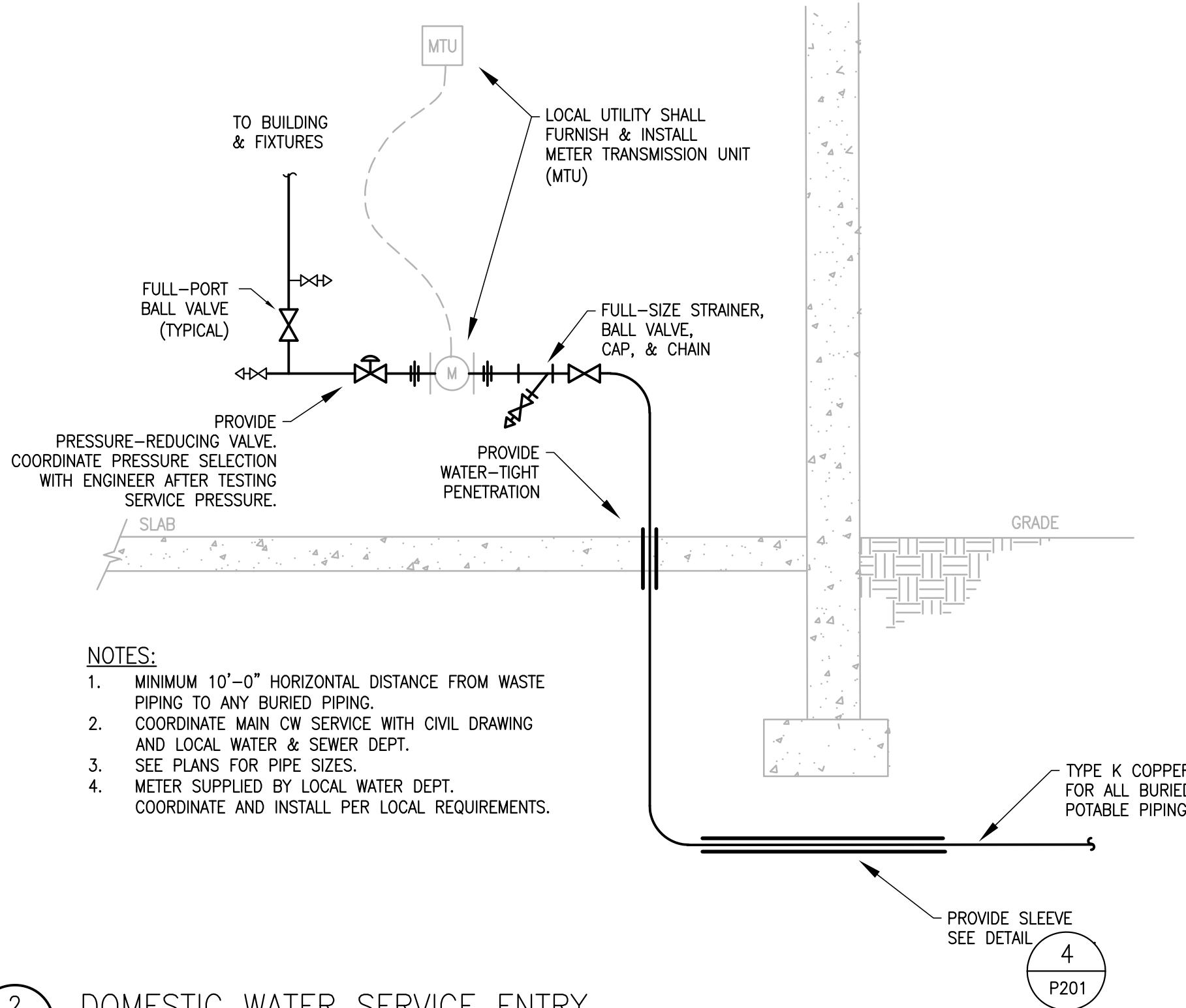
NOTES:

1. SEE SPECIFICATIONS, PLANS, AND DETAILS FOR PIPE SIZES AND FURTHER REQUIREMENTS.
2. PROVIDE SUBMITTALS FOR ALL PIPE, VALVES, EQUIPMENT AND INSULATION.
3. INSTALL EQUIPMENT AND DEVICES PER MANUFACTURERS' INSTRUCTIONS AND CODE.
4. PROVIDE DIELECTRIC UNIONS FOR ALL DISSIMILAR METAL CONNECTIONS.
5. COORDINATE CLOSELY WITH MC, EC, AND FP CONTRACTORS REGARDING FINAL BOILER ROOM LAYOUT.
6. SPECIAL INSULATION:
 - A. INSULATE ALL CW AND DHW PIPING PER CODE WITH FIBERGLASS INSULATION AND VAPOR BARRIER JACKET TO RUN CONTINUOUSLY THROUGH HANGERS AND SUPPORTS.
 - B. INSULATE ALL VALVES, FITTINGS, FLANGES, AND DEVICES.
 - C. PROVIDE EXTENDED STEMS FOR ALL VALVE HANDLES.
9. ALL DRAINS INCLUDE QUARTER-TURN VALVE AND 3/4" HOSE CONNECTION WITH BRASS CAP AND CHAIN.
10. PROVIDE PIPING AND EQUIPMENT IDENTIFICATION AND VALVE TAGS PER SPEC.

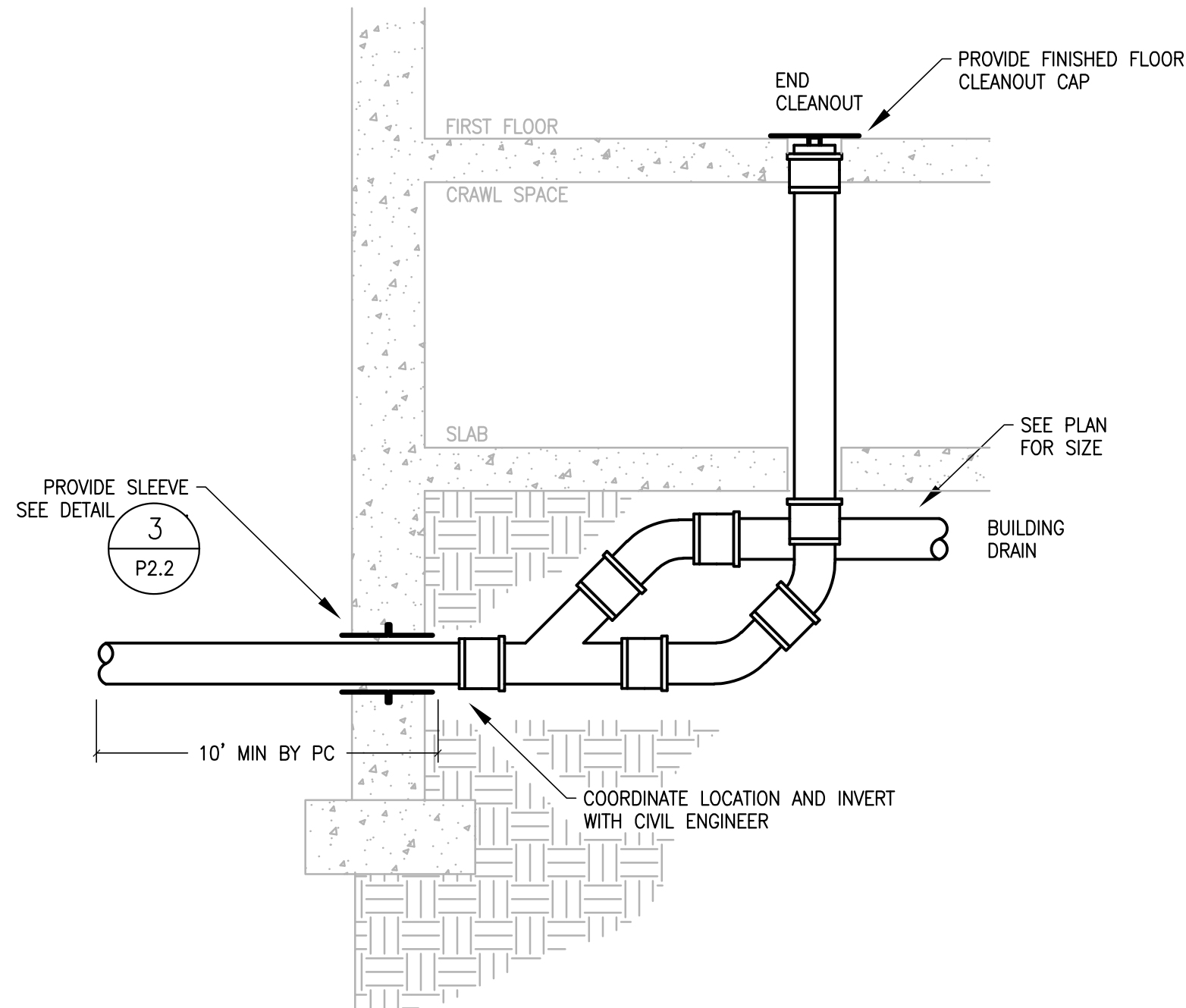


1 DHW SCHEMATIC (BUILDING-B)
P201 SCALE: NTS

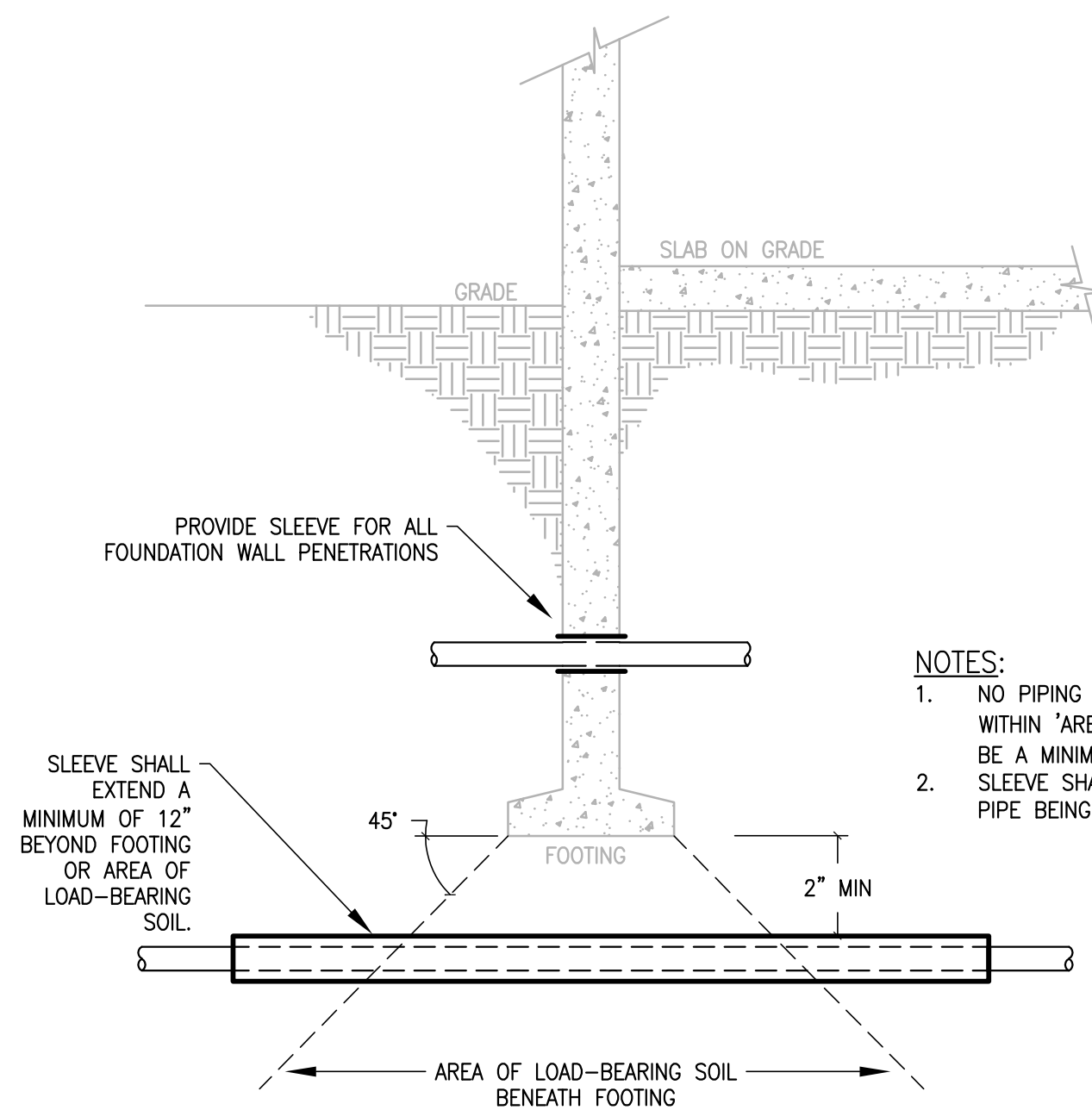
WATER METER:
WATER METER PROVIDED BY LOCAL UTILITY.
INSTALLATION SHALL INCLUDE 1" TEST TAP
WITH 1-1/4" FORD BALL VALVE.



2 DOMESTIC WATER SERVICE ENTRY
P201 SCALE: NTS



3 SEWER & STORM DRAIN @ FOUNDATION WALL
P201 SCALE: N.T.S.



4 PIPE SLEEVE DETAIL
P201 SCALE: NTS

No.	REVISIONS/SUBMISSIONS	Date



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Project

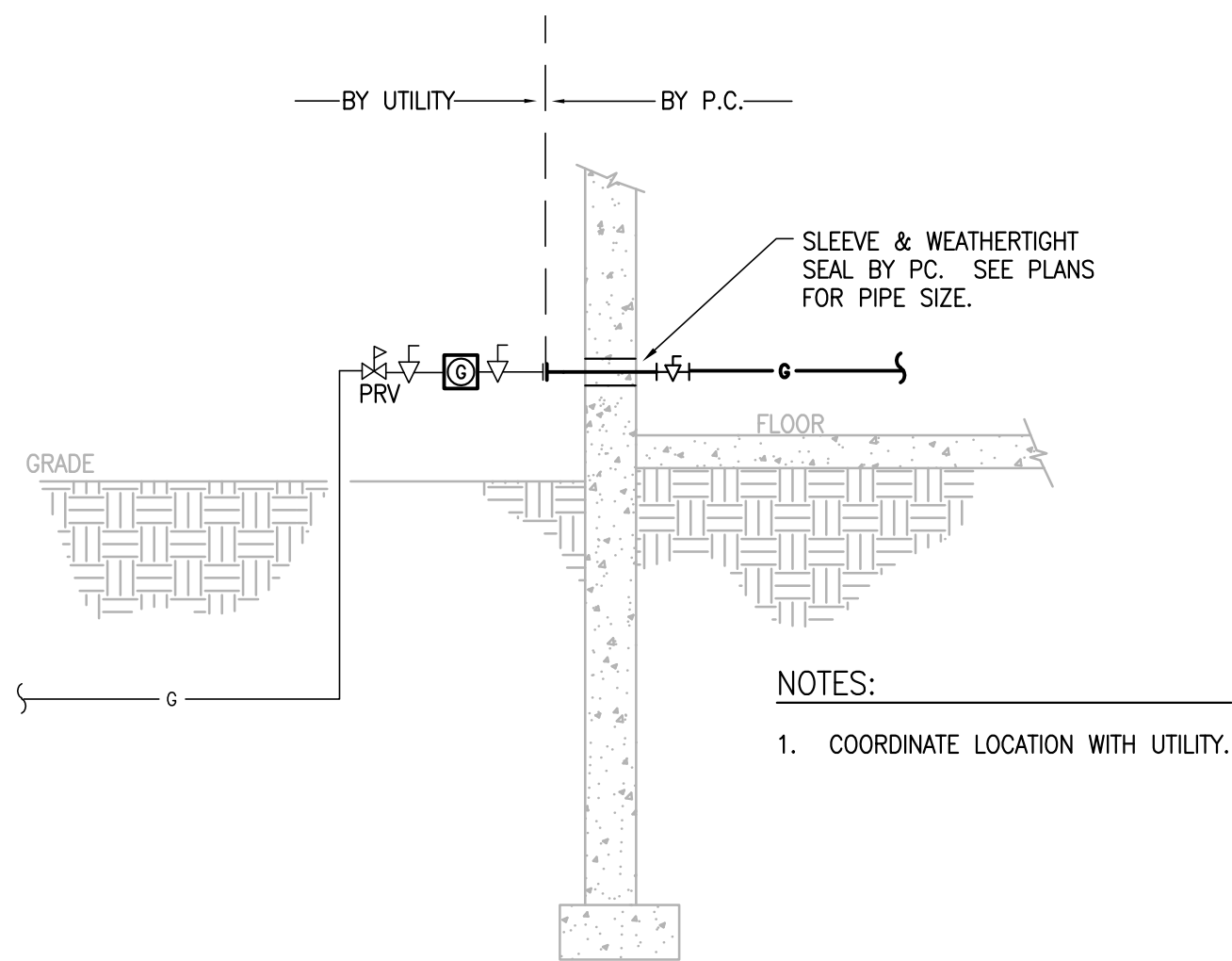
DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title

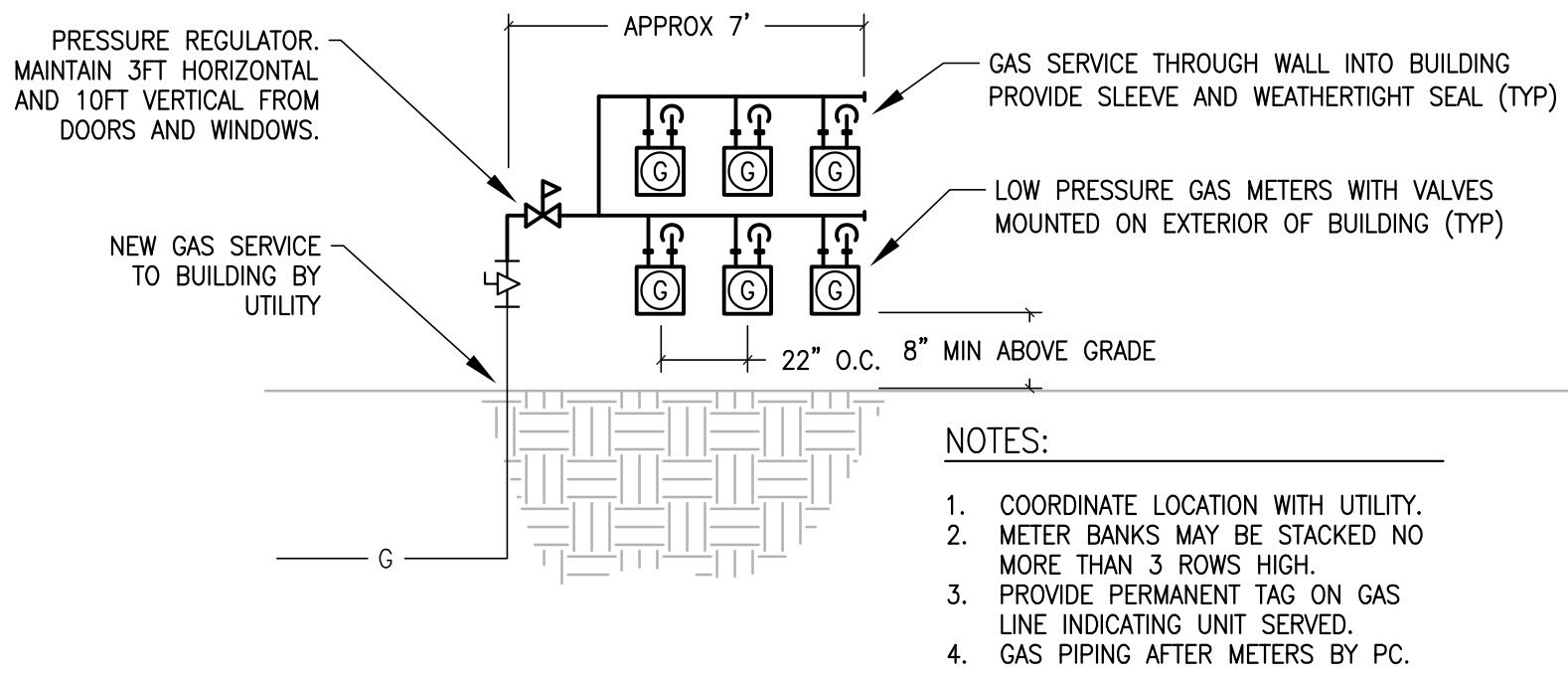
PLUMBING DETAILS

Designed RWS	Drawing No.
Checked MAB	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	

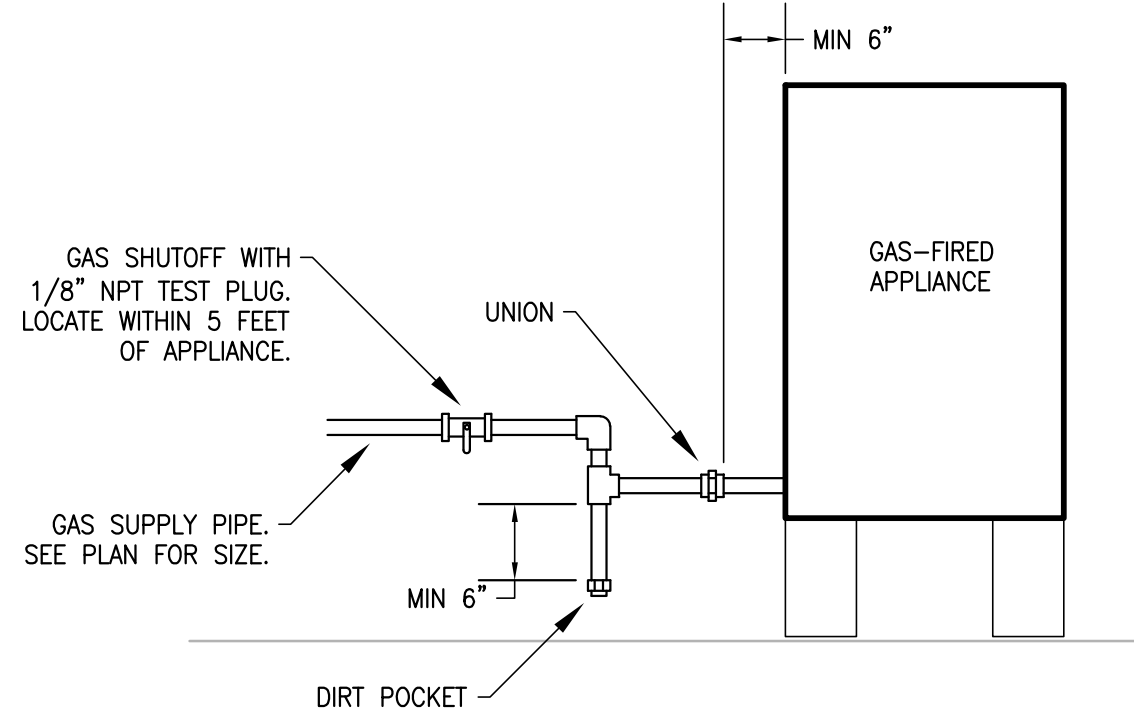
P201



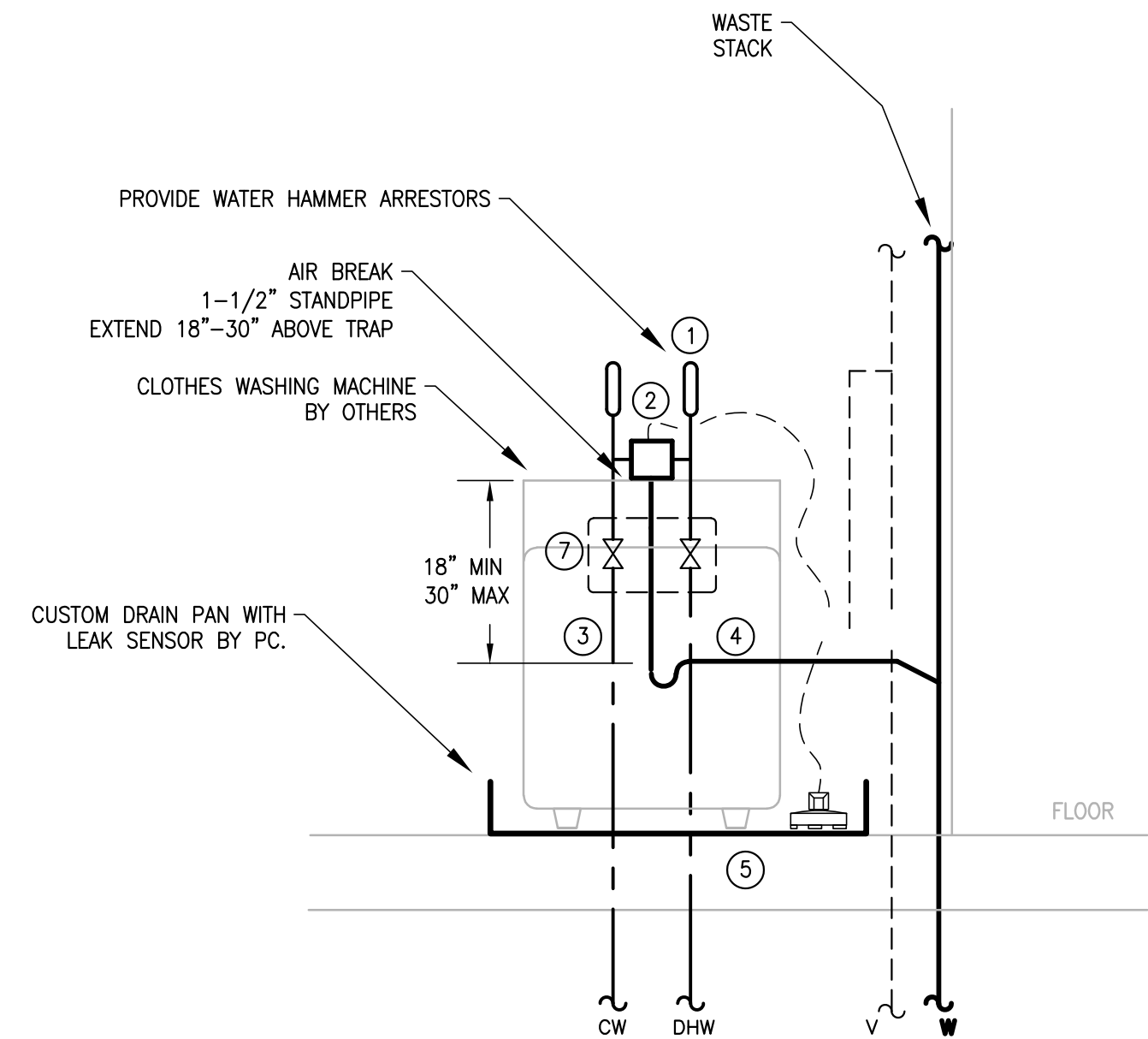
1 GAS SERVICE ENTRY DETAIL (BUILDING B)
P202 SCALE: NTS



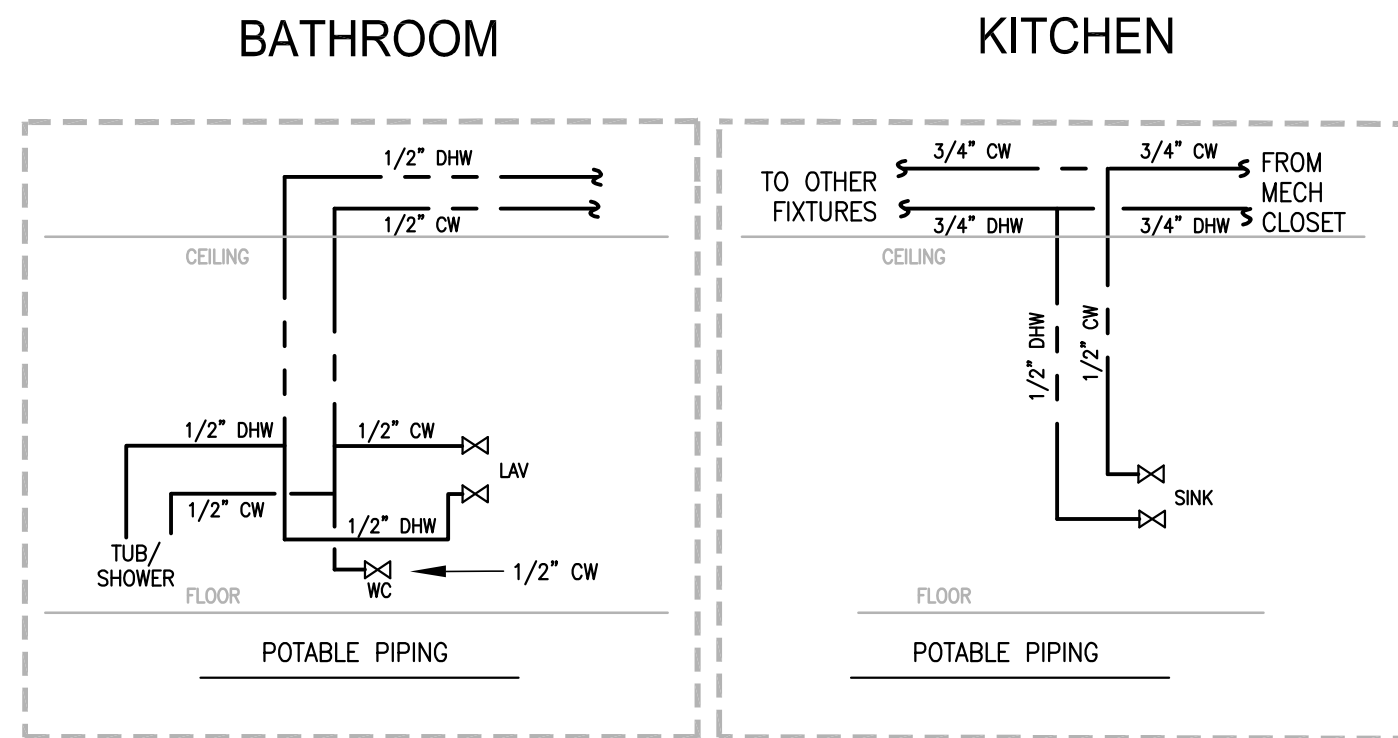
2 GAS SERVICE ENTRY (BUILDING A)
P202 SCALE: NTS



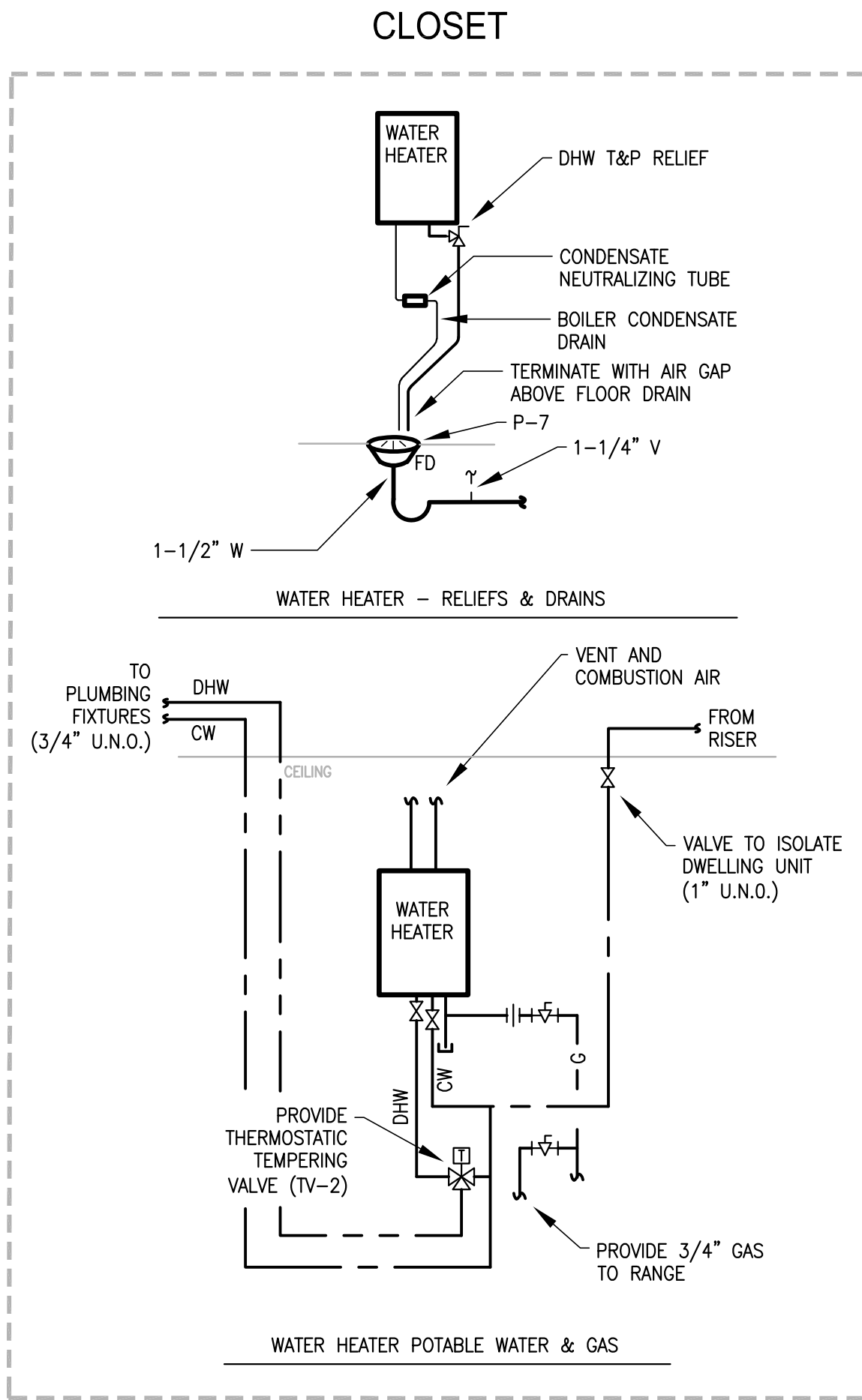
3 GAS APPLIANCE CONNECTION DETAIL
P202 SCALE: NTS



4 CLOTHES WASHER DETAIL WITH LEAK SENSOR
P202 SCALE: NTS



5 TYPICAL APARTMENT POTABLE WATER CONNECTIONS (BUILDING-B)
P202 SCALE: NTS



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Project
DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title
PLUMBING DETAILS

Designed
RWS
Checked
MAB
Project No.
16045.00
Scale
As Noted
Date
08.23.2019

Drawing No.

P202



1. STRICTLY OBSERVE THE MANUFACTURER'S REQUIREMENTS REGARDING PIPE SIZING AND MAXIMUM EQUIVALENT LENGTH.
2. VENTING SHALL PITCH CONTINUOUSLY DOWNWARD TOWARDS HEATING UNIT.
3. TERMINATE DIRECT VENT AT THE EXTERIOR OF THE BUILDING IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. USE ONLY MANUFACTURER-SUPPLIED TERMINATIONS OR FIELD-SUPPLIED FITTINGS ASSEMBLED USING THE MANUFACTURER'S APPROVED CONFIGURATION FOR THE APPLIANCE. OBSERVE MANUFACTURER'S AND NFPA 54 REQUIRED VENT TERMINATION CLEARANCES TO BUILDING OPENINGS INCLUDING DOORS, WINDOWS, AND AIR INLETS. THE MORE STRINGENT OF THE TWO REQUIREMENTS SHALL APPLY.
4. VENT MUST TERMINATE AT LEAST 3 FEET ABOVE THE HIGHEST PLACE IN WHICH THE VENT PENETRATES THE ROOF AND AT LEAST 3 FEET ABOVE ANY PART OF THE BUILDING WITHIN 10 HORIZONTAL FEET.
5. COMBUSTION AIR PIPING MUST TERMINATE IN A DOWN-TURNED 180° RETURN PIPE, NO FURTHER THAN 2 FEET FROM THE CENTER OF THE VENT PIPE.
6. MAINTAIN MINIMUM VERTICAL 12" FROM ANY VENT OUTLET TO ANY AIR INLET.
7. WHERE MULTIPLE DIRECT VENT APPLIANCES TERMINATE ON THE SAME WALL, MAINTAIN AT LEAST 12" BETWEEN THE VENT OF ONE UNIT AND COMBUSTION AIR INTAKE OF ADJACENT UNIT.



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Title	PLUMBING DETAILS
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Designed RWS	Drawing No.
Checked MAB	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	

P203

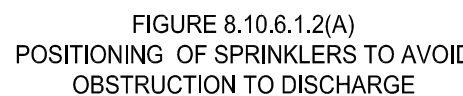
FLOW TEST DATA	
TEST DATE:	—
SOURCE:	—
LOCATION:	—
STATIC HYDRANT:	— WATER MAIN: —" DIA
FLOW HYDRANT:	— WATER MAIN: —" DIA
STATIC PRESSURE:	— psi
RESIDUAL PRESSURE:	— psi
FLOW:	— gpm

DWELLING UNITS, RESIDENTIAL HALLWAYS: RESIDENTIAL TYPE, EXTENDED COVERAGE, CONCEALED PENDANT, 4.9 K FACTOR, 16x16 COVERAGE, WHITE FINISH.
(BASIS OF DESIGN: TYCO MODEL LFI)

MECHANICAL SPACES: STANDARD COVERAGE, QUICK RESPONSE, UPRIGHT HEAD, 5.6 K FACTOR, 12x10 MAX COVERAGE, NATURAL BRASS FINISH.
(BASIS OF DESIGN: TYCO MODEL TY RFI)

GARAGE: STANDARD COVERAGE, STANDARD RESPONSE, DRY RECESSED PENDENT
HEAD, 5.6 K FACTOR, 12x10 MAX COVERAGE, NATURAL BRASS FINISH.
(BASIS OF DESIGN: TYCO MODEL DS-ECC)

DISTANCE FROM SPRINKLERS TO SIDE OF OBSTRUCTION (A)	MAXIMUM ALLOWABLE DISTANCE OF DEFLECTOR ABOVE BOTTOM OF OBSTRUCTION (INCHES) (B)
LESS THAN 1 FT	0
1'-0" TO LESS THAN 1'-6"	0'-0"
1'-6" TO LESS THAN 2'-0"	0'-1"
2'-0" TO LESS THAN 2'-6"	0'-1"
2'-6" TO LESS THAN 3'-0"	0'-1"
3'-0" TO LESS THAN 3'-6"	0'-3"
3'-6" TO LESS THAN 4'-0"	0'-3"
4'-0" TO LESS THAN 4'-6"	0'-5"
4'-6" TO LESS THAN 5'-0"	0'-7"
5'-0" TO LESS THAN 5'-6"	0'-7"
5'-6" TO LESS THAN 6'-0"	0'-7"
6'-0" TO LESS THAN 6'-6"	0'-9"
6'-6" TO LESS THAN 7'-0"	0'-11"
7'-0" AND GREATER	1'-2"



1 OBSTRUCTION RULES FOR INSTALLATION
FP001 SCALE: NTS

HEAT SOURCE	MINIMUM DISTANCE FROM EDGE OF SOURCE TO ORDINARY TEMPERATURE SPRINKLER (INCHES)	MINIMUM DISTANCE FROM EDGE OF SOURCE TO INTERMEDIATE TEMPERATURE SPRINKLER (INCHES)
SIDE OF OPEN OR RECESSED FIREPLACE	36	12
FRONT OF RECESSED FIREPLACE	60	36
KITCHEN RANGE	18	9
WALL OVEN	18	9
SIDE OF CEILING OR WALL MOUNTED HOT AIR DIFFUSER	24	12
FRONT OF WALL MOUNTED HOT AIR DIFFUSER	36	18
HOT WATER HEATER OR FURNACE	6	3
LIGHT FIXTURE: 0W-250W	6	3
LIGHT FIXTURE: 250W-499W	12	6

2 TEMPE
FP001 SCALE: NTS

AFF	ABOVE FINISHED FLOOR			-----	CONCEALED FIRE PROTECTION PIPING
AHJ	AUTHORITY HAVING JURISDICTION	---	NEW WORK (GOLD LINE)	---	EXPOSED FIRE PROTECTION PIPING
BFP	BACK FLOW PREVENTER	---	EXISTING WORK (LIGHT OR SHADED LINE)	G	DROP, PIPE DOWN
DCVA	DOUBLE CHECK VALVE ASSEMBLY	---		O	RISER, PIPE UP
DN	DOWN				
DR	DRAIN	+	FIRE DEPARTMENT CONNECTION		
EC	ELECTRICAL CONTRACTOR	+			
ELEC	ELECTRICAL	+	ELECTRIC BELL	TS	ISOLATION VALVE WITH TAMPER SWITCH
ELEV	ELEVATOR	#	HYDRAULIC REFERENCE POINT	+	SPRING CHECK VALVE
ETR	EXISTING TO REMAIN	+		TS	
(E)	EXISTING	+	CONNECT TO EXISTING	+	O.S. & Y. VALVE WITH TAMPER SWITCH
FCA	FLOOR CONTROL ASSEMBLY	●	CONCEALED PENDANT *	+	UNION
FD	FIRE DEPARTMENT	◀	RECESSED SIDEWALL *		FLANGE
FDC	FIRE DEPARTMENT CONNECTION	⊙	EXPOSED UPRIGHT		
FDF	FIRE DEPARTMENT VALVE	⊙	RECESSED PENDANT *	◀▶	BALL VALVE WITH HOSE THREAD, BRASS CAP AND CHAIN
FS	FLOW SWITCH	⊙		TS DCVA TS	DOUBLE CHECK VALVE ASSEMBLY BACKFLOW PREVENTER
FPC	FIRE PROTECTION CONTRACTOR	◀	DRY SIDEWALL *	FS	WATERFLOW ALARM SWITCH
GC	GENERAL CONTRACTOR			TS	TAMPER SWITCH
LPS	LOW PRESSURE SWITCH			LPS	LOW-PRESSURE SWITCH
MC	MECHANICAL CONTRACTOR			TS	SPRINKLER TEST & DRAIN ASSEMBLY
NC	NOT IN CONTRACT			DCV	DRY CONTROL VALVE
PROVIDE	SUPPLY AND INSTALL			ZCV	ZONE CONTROL VALVE
PC	PLUMBING CONTRACTOR			ZCA	ZONE CONTROL ASSEMBLY
PRV	PRESSURE REDUCING VALVE				
SP	STANDPIPE				
SPR	SPRINKLER				
TS	TAMPER SWITCH				
TYP	TYPICAL				
U.G.	UNDERGROUND				
W/	WITH				
ZCA	ZONE CONTROL ASSEMBLY				

* SUBSCRIPT NUMERAL INDICATES SPRINKLER HEAD TEMPERATURE RATING. IF NO NUMERAL IS INDICATED THEN HEAD SHALL BE ORDINARY TEMPERATURE RATING.

1. THE FOLLOWING PLANS ARE TIER ONE CONSTRUCTION DOCUMENTS. LAYOUT OF SPRINKLER HEADS AND HYDRAULIC CALCULATIONS ARE FOR BUILDING DEPARTMENT USE ONLY. SPRINKLER CONTRACTOR SHALL PREPARE TIER TWO SHOP DRAWINGS/WORKING PLANS, INCLUDING HYDRAULIC CALCULATIONS. CONTRACTOR TO OBTAIN ALL APPROVALS AS REQUIRED PRIOR TO STARTING CONSTRUCTION. UPON SUBSTANTIAL COMPLETION, CONTRACTOR TO PROVIDE TIER THREE RECORD DRAWINGS/AS-BUILT DRAWINGS.

3. THE BASE BUILDING "CONTRACT DRAWINGS" AND "SPECIFICATIONS" INCLUDING ALL RESPECTIVE ADDENDA AND BULLETINS SHALL FORM A PART OF THIS WORK AND ALL WORK SHALL BE SUBJECT TO RESPECTIVE PROVISIONS THEREFORE.
3. WORK SHALL BE COORDINATED WITH ALL OTHER TRADES, NOTIFY ENGINEER OF CONFLICTS PRIOR TO INSTALLATION OF PIPING OR EQUIPMENT.
4. IN BUILDING A, PROVIDE NFPA-13R COMPLIANT SPRINKLER SYSTEM. PROVIDE FULL COVERAGE IN ALL AREAS EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
5. IN BUILDING B, PROVIDE NFPA-13 COMPLIANT SPRINKLER SYSTEM. PROVIDE FULL COVERAGE IN ALL AREAS EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
6. SPRINKLERS SHALL COVER THE ENTIRE AREA OF THE ROOM INCLUDING ALCOVES. SPRAY SHALL NOT BE BLOCKED BY WALLS OR PARTITIONS.
7. SPRINKLER CONTRACTOR SHALL ADJUST AND/OR ADD SPRINKLER HEADS AS REQUIRED UTILIZING ARCHITECT'S REFLECTED CEILING PLAN FOR LOCATION OF LIGHTS, DIFFUSERS, CABLE TRAYS, ETC...
8. SPRINKLER CONTRACTOR SHALL ARRANGE AND PAY FOR A NEW HYDRANT FLOW TEST TO PREPARE SHOP DRAWINGS AND HYDRAULIC CALCULATIONS.
9. ALL SPRINKLER WORK SHALL BE IN STRICT CONFORMANCE WITH THE REQUIREMENTS OF NFPA-13, LOCAL FIRE DEPARTMENT, MASSACHUSETTS STATE BUILDING CODE, AND THE OWNER'S INSURANCE COMPANY.
10. CONTRACTOR SHALL DETERMINE BEST LOCATION FOR ROUTING ALL ASSOCIATED SPRINKLER LINES. PIPE ROUTING SHOWN SHALL BE USED AND ANY ADDITIONAL OFFSETS OR FITTINGS REQUIRED FOR PROPER INSTALLATION, COORDINATION WITH OTHER TRADES, AND/OR TO MAINTAIN PROPER CLEARANCES SHALL BE PROVIDED. VERIFY EXISTING STRUCTURAL, MECHANICAL, ELECTRICAL INSTALLATIONS AND AVOID ANY/ALL OBSTRUCTIONS OR INTERFERENCES WITH FIRE PROTECTION PIPE ROUTING.
11. ALL NEW VALVES CONTROLLING THE FIRE PROTECTION SYSTEM TO BE ELECTRICALLY SUPERVISED. TYPE AND EXACT LOCATION OF FLOOR, PRESSURE AND SUPERVISORY SWITCHES SHALL BE COORDINATE BETWEEN THE RESPONSIBLE TRADES.
12. SEE PLANS FOR THE MANUFACTURER, MODEL, SIZE, TEMPERATURE RATING, AND FINISH OF ALL SPRINKLER HEADS.
13. WATER-FILLED SPRINKLER PIPE SHALL NOT BE INSTALLED IN ANY AREA SUBJECT TO FREEZING. THE OWNER SHALL PROVIDE SUFFICIENT HEAT AT ALL TIMES TO PREVENT WATER-FILLED SPRINKLER PIPE FROM FREEZING.
14. MATERIALS:
 - A. ALL PIPING AND FITTINGS SHALL CONFORM TO SPECIFICATIONS.
 - B. ALL PIPING AND FITTINGS SHALL BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
15. CONTRACTOR SHALL NOT INSTALL ANY SPRINKLER PIPING THAT WILL INTERFERE WITH THE MAINTENANCE/REMOVAL OF HVAC EQUIPMENT.
16. ALL SPRINKLER HEADS MOUNTED IN CEILING SHALL BE LOCATED A MINIMUM OF 4" AWAY FROM ANY WALLS, CEILING HEIGHT CHANGES, OR ANY OTHER VERTICAL INTERSECTION SURFACE.
17. PROVIDE HEAD GUARDS ON SPRINKLER HEADS IN MECHANICAL AREAS AND WHERE NOTED ON PLANS.
18. CUTTING OF STRUCTURAL AND/OR ARCHITECTURAL MEMBERS TO BE DONE ONLY WITH THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER AND ARCHITECT.
19. FIRESTOP ALL PENETRATIONS OF SMOKE/FIRE WALLS, CEILINGS, FLOORS, ROOFS, ETC. FLASH AND COUNTERFLASH ROOF PENETRATIONS.
20. PROVIDE ACCESS PANELS TO ALL VALVES ABOVE NON-ACCESSIBLE CEILINGS AND WITHIN CHASES.
21. PROVIDE STOCK OF EXTRA SPRINKLERS IN ACCORDANCE WITH NFPA-13 SECTION 6.2.9.
22. METHODS OF HANGING PIPES, HEADERS AND BRANCHES SHALL BE IN ACCORDANCE WITH NFPA-13.
23. SEISMIC BRACING SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE AND NFPA 13.
24. ALL VALVES FOR FIRE SERVICE SHALL BE LISTED BY THE UNDERWRITER'S LABORATORIES, INC. AND THEIR FACTORY MUTUAL LABORATORIES. VALVES SHALL BE FACTORY MARKED "UL" and "FM", 175 PSI WORKING PRESSURE.
25. ALL 120V OR GREATER POWER WIRING SHALL BE ACCOMPLISHED UNDER THE ELECTRICAL DIVISION. ALL 24V WIRING BY THIS CONTRACTOR. ALL ALARM AND TAMPER SWITCHES SHALL BE PROVIDED, AND TESTED UNDER THIS SECTION OF THE SPECIFICATIONS WITH WIRING PROVIDED IN THE ELECTRICAL DIVISION. COORDINATE ALL ELECTRICAL ITEMS WITH ELECTRICAL CONTRACTOR.
26. PROVIDE LABELING OF ALL CONTROL VALVES, BACKFLOW PREVENTER, FIRE DEPARTMENT CONNECTION, ELECTRIC BELL, ETC AS REQUIRED BY NFPA-13 AND NFPA-14. ALL SIGNAGE SHALL BE ENGRAVED PHENOLIC OR PRINTED ALUMINUM. PROVIDE CUSTOM PRINTED OR ENGRAVED SIGNS WHERE REQUIRED (HAND PRINTED SIGNS ARE NOT ACCEPTABLE). ALL SIGNS SHALL BE CONNECTED WITH STAINLESS STEEL OR BRASS CHAINS.
27. PROVIDE A PERMANENTLY ATTACHED HYDRAULIC DESIGN INFORMATION SIGN STATING THE REQUIRED DESIGN CRITERIA FOR EACH HYDRAULICALLY DESIGNED SYSTEM.
28. SEISMIC BRACING SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE AND NFPA 13.

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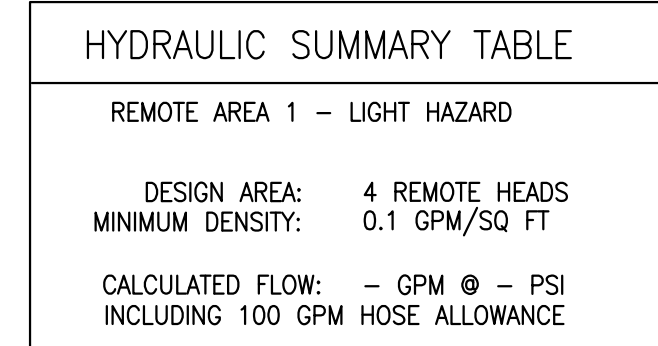
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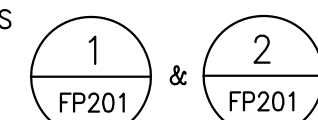
Title	FIRE PROTECTION LEGEND AND NOTES
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Designed DCW	Drawing No.
Checked MAB	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	

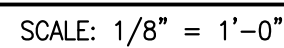
FP001



SCALE: $1/8" = 1'-0"$



SCALE: 1/8" = 1'-0"



1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURERS' INSTRUCTIONS.
3. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
4. FPC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
5. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
6. PROVIDE NFPA 13R-2013 COMPLIANT SPRINKLER SYSTEM. PROVIDE FULL SPRINKLER COVERAGE IN ALL AREAS OF THE BUILDING EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
7. ALL EXPOSED PIPING WITHIN STAIRS AND MECHANICAL ROOMS SHALL BE STEEL. CONCEALED PIPING WITHIN DWELLING UNITS AND COMMON SPACES TO BE STEEL OR CPVC.
8. DURING INSTALLATION, FPC SHALL EXAMINE ALL SPACES WITHIN BUILDING TO DETERMINE IF ANY ADDITIONAL COMBUSTIBLE VOID SPACES EXIST. NOTIFY ENGINEER IN WRITING OF ANY SUSPECT AREAS.
9. FPC TO COORDINATE WITH ARCHITECTURAL RCPs AND APPROVED LIGHTING FIXTURE PRODUCT CUTS TO ENSURE LIGHTING FIXTURES AND OTHER CEILING MOUNTED DEVICES DO NOT CREATE OBSTRUCTIONS TO SPRINKLER HEADS.
10. FPC TO PROVIDE CODE REQUIRED EQUIPMENT LABELS AND SIGNS FOR ALL FIRE PROTECTION EQUIPMENT.
11. ALL PIPING SHALL BE 1" UNLESS NOTED OTHERWISE.

No.	REVISIONS/SUBMISSIONS	Date



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Title	BUILDING A - FIRST FLOOR FIRE PROTECTION PLANS
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Designed DCW	Drawing No. A-I
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Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	

A-FP101



1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURERS' INSTRUCTIONS.
3. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
4. FPC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
5. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
6. PROVIDE NFPA 13-2013 COMPLIANT SPRINKLER SYSTEM. PROVIDE FULL SPRINKLER COVERAGE IN ALL AREAS OF THE BUILDING EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
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9. FPC TO COORDINATE WITH ARCHITECTURAL RCPs AND APPROVED LIGHTING FIXTURE PRODUCT CUTO TO ENSURE LIGHTING FIXTURES AND OTHER CEILING MOUNTED DEVICES DO NOT CREATE OBSTRUCTIONS TO SPRINKLER HEADS.
10. FPC TO PROVIDE CODE REQUIRED EQUIPMENT LABELS AND SIGNS FOR ALL FIRE PROTECTION EQUIPMENT.
11. ALL PIPING SHALL BE 1" UNLESS NOTED OTHERWISE.

1. PROVIDE UPRIGHT SPRINKLER HEADS TO PROTECT COMBUSTIBLE VOID SPACE WITHIN FLOOR STRUCTURE (TYPICAL).
2. HEADS SHALL BE LOCATED 12'-0" ON CENTER.
3. HEADS SHALL BE LOCATED 6'-0" MAX EITHER SIDE OF SHEAR WALLS AND BEAMS (SEE STRUCTURAL PLANS FOR DETAILS).

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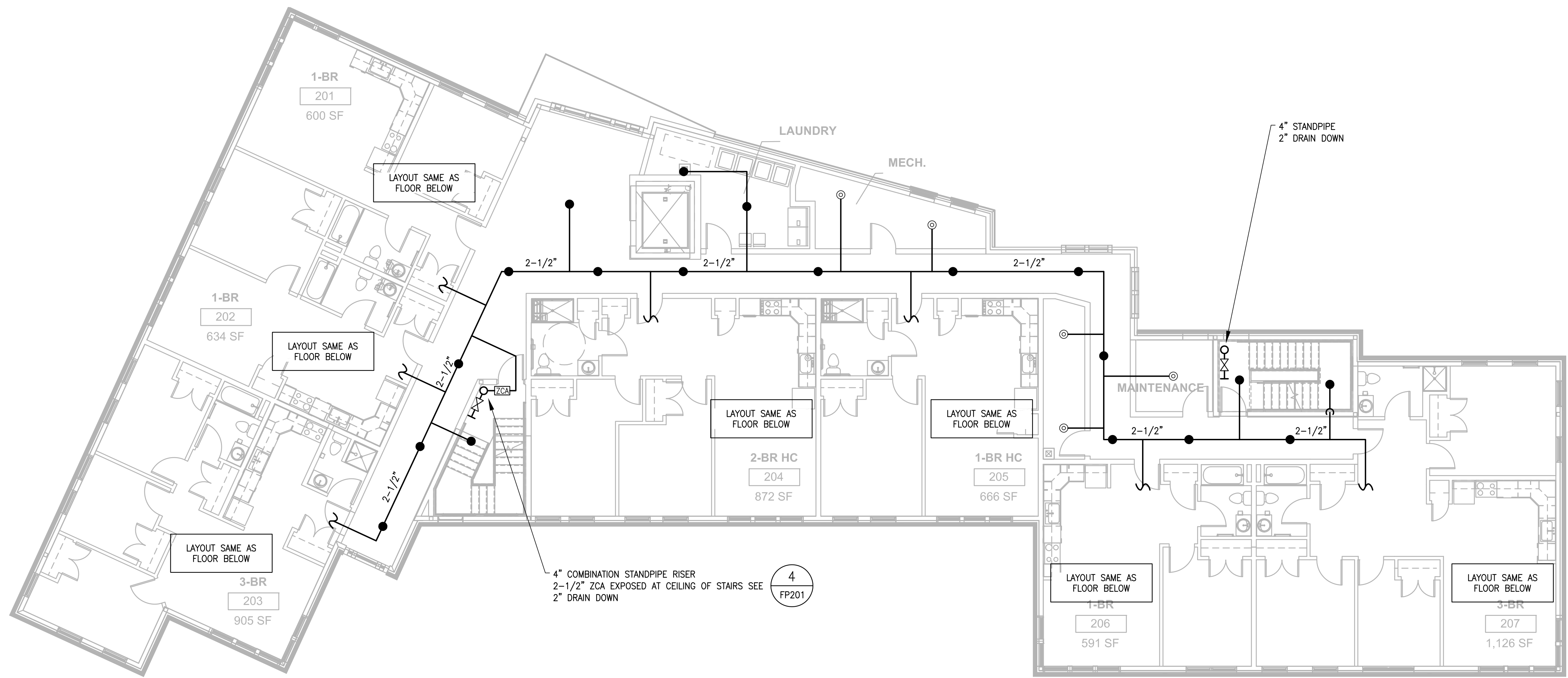
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Title	BUILDING B - FIRST FLOOR FIRE PROTECTION PLAN
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B-FP101



1 SECOND FLOOR FIRE PROTECTION PLAN
B-FP102 SCALE: 1/8" = 1'-0"

FIRE PROTECTION NOTES

- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
- INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURERS' INSTRUCTIONS.
- ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
- FPC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
- PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
- PROVIDE NFPA 13-2013 COMPLIANT SPRINKLER SYSTEM. PROVIDE FULL SPRINKLER COVERAGE IN ALL AREAS OF THE BUILDING EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
- ALL EXPOSED PIPING WITHIN STAIRS AND MECHANICAL ROOMS SHALL BE STEEL. CONCEALED PIPING WITHIN DWELLING UNITS AND COMMON SPACES TO BE STEEL OR CPVC.
- DURING INSTALLATION, FPC SHALL EXAMINE ALL SPACES WITHIN BUILDING TO DETERMINE IF ANY ADDITIONAL COMBUSTIBLE VOID SPACES EXIST. NOTIFY ENGINEER IN WRITING OF ANY SUSPECT AREAS.
- FPC TO COORDINATE WITH ARCHITECTURAL RCPs AND APPROVED LIGHTING FIXTURE PRODUCT CUTS TO ENSURE LIGHTING FIXTURES AND OTHER CEILING MOUNTED DEVICES DO NOT CREATE OBSTRUCTIONS TO SPRINKLER HEADS.
- FPC TO PROVIDE CODE REQUIRED EQUIPMENT LABELS AND SIGNS FOR ALL FIRE PROTECTION EQUIPMENT.
- ALL PIPING SHALL BE 1" UNLESS NOTED OTHERWISE.

CONCEALED SPACE SPRINKLER REQUIREMENTS:

- PROVIDE UPRIGHT SPRINKLER HEADS TO PROTECT COMBUSTIBLE VOID SPACE WITHIN FLOOR STRUCTURE (TYPICAL).
- HEADS SHALL BE LOCATED 12'-0" ON CENTER.
- HEADS SHALL BE LOCATED 6'-0" MAX EITHER SIDE OF SHEAR WALLS AND BEAMS (SEE STRUCTURAL PLANS FOR DETAILS).

No.	REVISIONS/SUBMISSIONS	Date



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Title

**BUILDING B - SECOND FLOOR
FIRE PROTECTION PLAN**

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Project No. 16045.00	
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Date 08.23.2019	



1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURERS' INSTRUCTIONS.
3. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
4. FPC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
5. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
6. PROVIDE NFPA 13-2013 COMPLIANT SPRINKLER SYSTEM. PROVIDE FULL SPRINKLER COVERAGE IN ALL AREAS OF THE BUILDING EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
7. ALL EXPOSED PIPING WITHIN STAIRS AND MECHANICAL ROOMS SHALL BE STEEL. CONCEALED PIPING WITHIN DWELLING UNITS AND COMMON SPACES TO BE STEEL OR CPVC.
8. DURING INSTALLATION, FPC SHALL EXAMINE ALL SPACES WITHIN BUILDING TO DETERMINE IF ANY ADDITIONAL COMBUSTIBLE VOID SPACES EXIST. NOTIFY ENGINEER IN WRITING OF ANY SUSPECT AREAS.
9. FPC TO COORDINATE WITH ARCHITECTURAL, RCPs AND APPROVED LIGHTING FIXTURE PRODUCT CUTS TO ENSURE LIGHTING FIXTURES AND OTHER CEILING MOUNTED DEVICES DO NOT CREATE OBSTRUCTIONS TO SPRINKLER HEADS.
10. FPC TO PROVIDE CODE REQUIRED EQUIPMENT LABELS AND SIGNS FOR ALL FIRE PROTECTION EQUIPMENT.
11. ALL PIPING SHALL BE 1" UNLESS NOTED OTHERWISE.

1. PROVIDE UPRIGHT SPRINKLER HEADS TO PROTECT COMBUSTIBLE VOID SPACE WITHIN FLOOR STRUCTURE (TYPICAL).
2. HEADS SHALL BE LOCATED 12'-0" ON CENTER.
3. HEADS SHALL BE LOCATED 6'-0" MAX EITHER SIDE OF SHEAR WALLS AND BEAMS (SEE STRUCTURAL PLANS FOR DETAILS).

No.	REVISIONS/SUBMISSIONS	Date
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Project

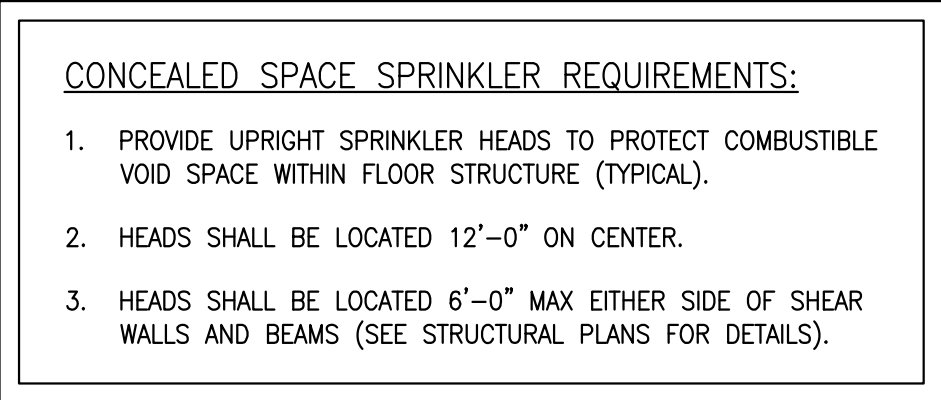
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Title	
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BUILDING B - THIRD FLOOR FIRE PROTECTION PLAN

Designed DCW	Drawing No. B-F
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Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	

B-FP103



Designed by DCW	Drawing No.
Checked MAB	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	

B-FP104



SCALE: $1/8'' = 1'-0''$

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURERS' INSTRUCTIONS.
3. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
4. FPC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
5. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
6. MEET NFPA 13-2013 COMPLIANT SPRINKLER SYSTEM. PROVIDE FULL SPRINKLER COVERAGE IN ALL AREAS OF THE BUILDING EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
7. ALL EXPOSED PIPING WITHIN STAIRS AND MECHANICAL ROOMS SHALL BE STEEL. CONCEALED PIPING WITHIN DWELLING UNITS AND COMMON SPACES TO BE STEEL OR CPVC.
8. DURING INSTALLATION, FPC SHALL EXAMINE ALL SPACES WITHIN BUILDING TO DETERMINE IF ANY ADDITIONAL COMBUSTIBLE VOID SPACES EXIST. NOTIFY ENGINEER IN WRITING OF ANY SUSPECT AREAS.
9. FPC TO COORDINATE WITH ARCHITECTURAL RCPs AND APPROVED LIGHTING FIXTURE. PRODUCT CUTS TO ENSURE LIGHTING FIXTURES AND OTHER CEILING MOUNTED DEVICES DO NOT CREATE OBSTRUCTIONS TO SPRINKLER HEADS.
10. FPC TO PROVIDE CODE REQUIRED EQUIPMENT LABELS AND SIGNS FOR ALL FIRE PROTECTION EQUIPMENT.
11. ALL PIPING SHALL BE 1" UNLESS NOTED OTHERWISE.

1. PROVIDE UPRIGHT SPRINKLER HEADS TO PROTECT COMBUSTIBLE VOID SPACE WITHIN FLOOR STRUCTURE (TYPICAL).
2. HEADS SHALL BE LOCATED 12'-0" ON CENTER.
3. HEADS SHALL BE LOCATED 6'-0" MAX EITHER SIDE OF SHEAR WALLS AND BEAMS (SEE STRUCTURAL PLANS FOR DETAILS).

No.	DEVISIONS/COMMISSIONS	Date



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Project

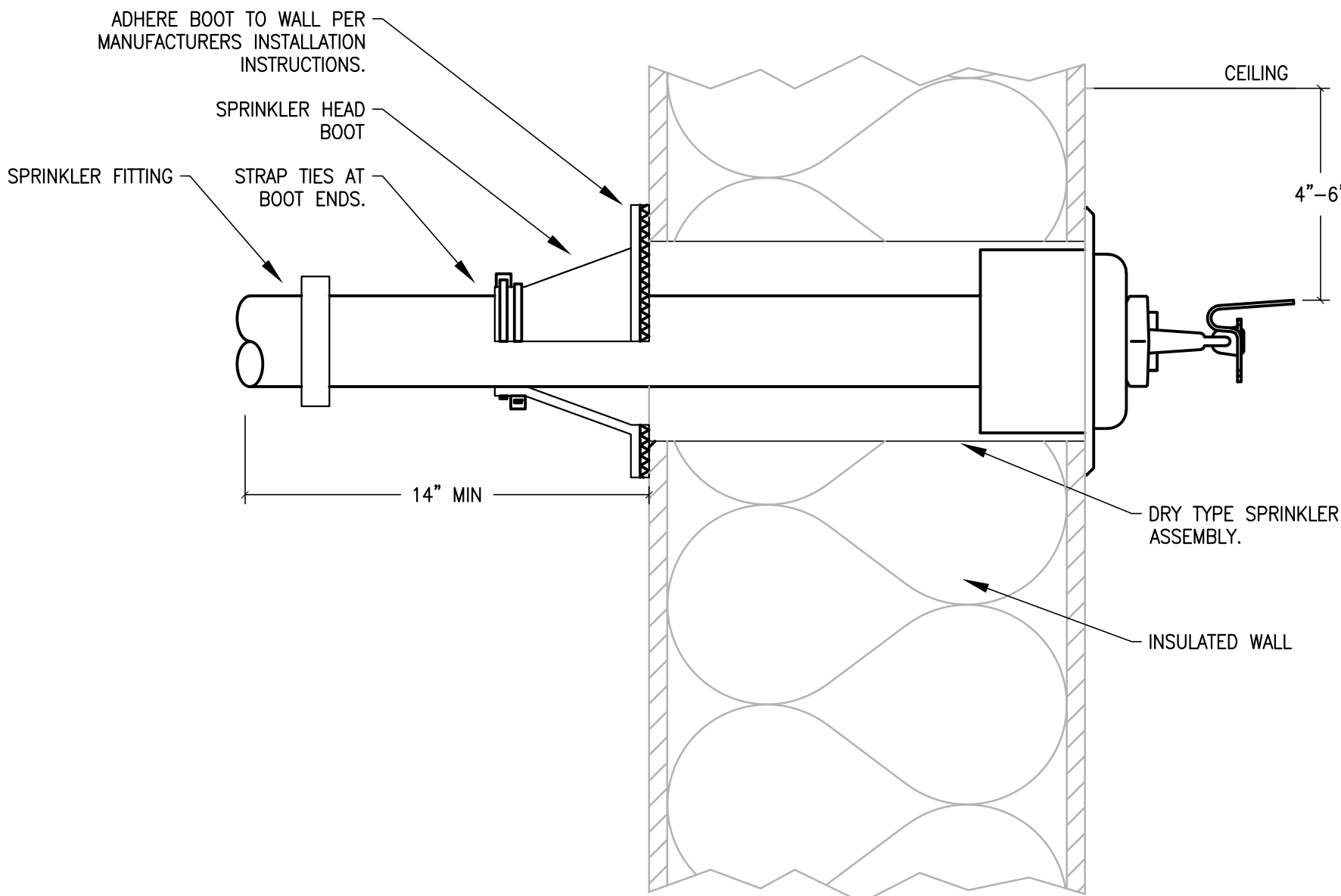
DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title	
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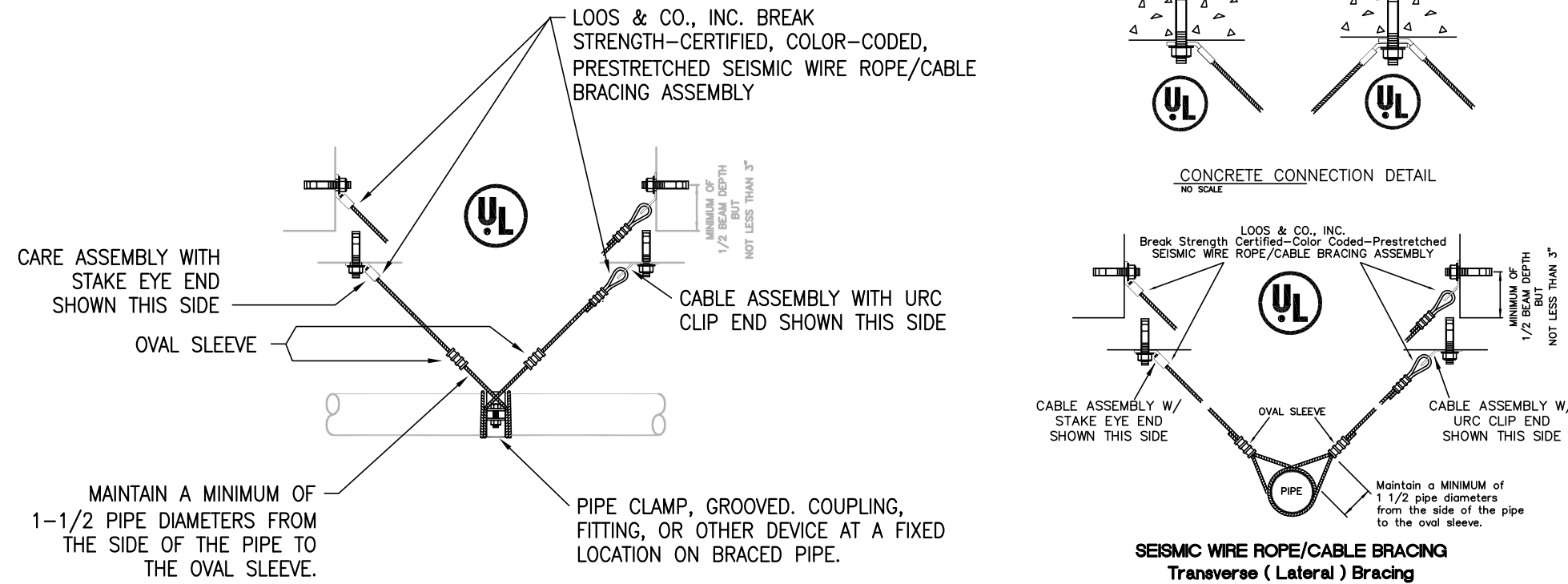
BUILDING B - ROOF FIRE
PROTECTION PLAN

Designed DCW	Drawing No. B-
Checked MAB	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	

B-FP105

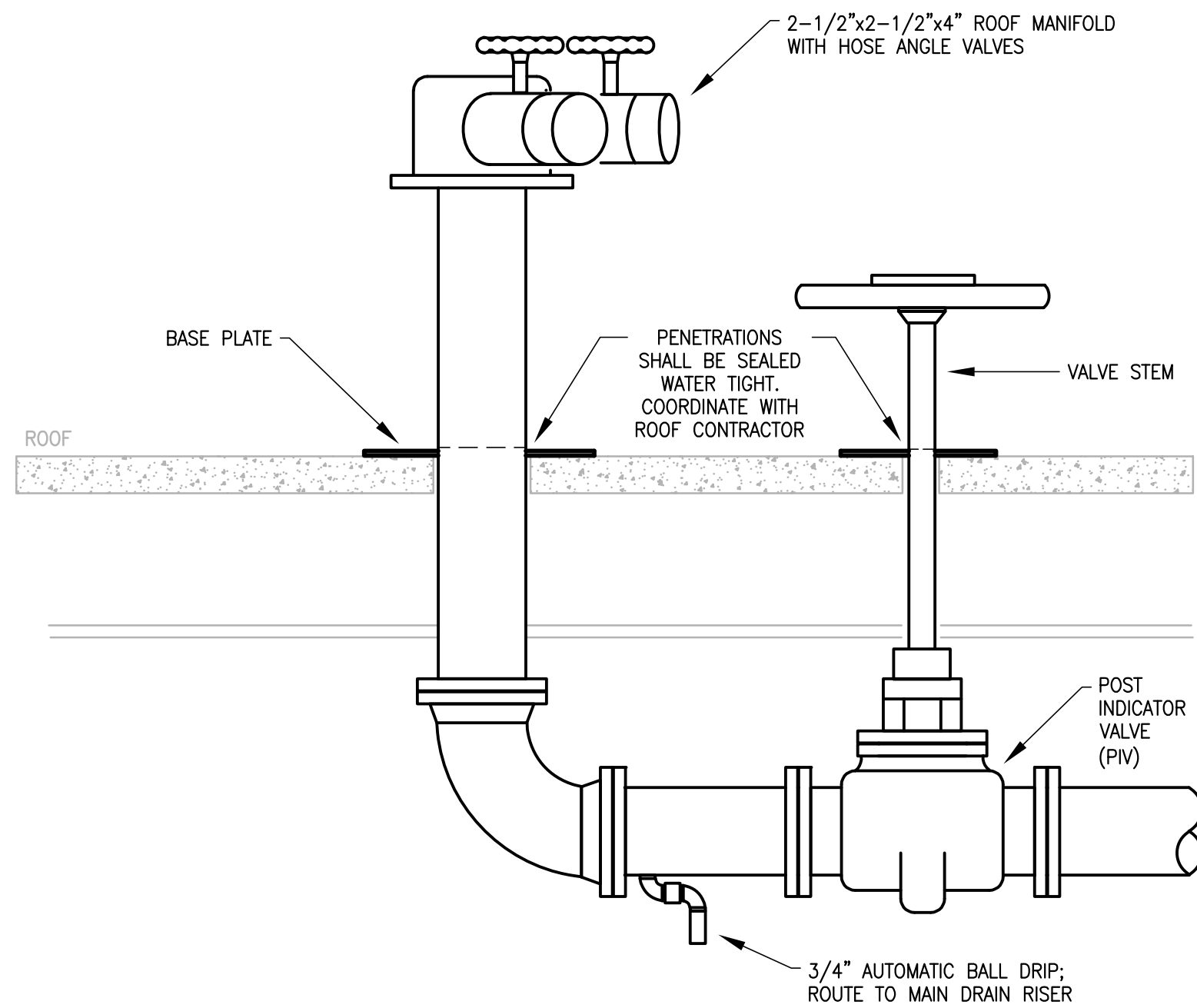


1 DRY SPRINKLER HEAD
SCALE: NTS




- NOTES:
1. PROVIDE SEISMIC BRACING WHERE REQUIRED BY NFPA 13-2013

2 SEISMIC BRACING DETAIL
SCALE: NTS



- NOTES:
1. THREADS SHALL MEET LOCAL FIRE DEPT REQUIREMENTS.
 2. SEE DRAWINGS FOR PIPE SIZES.
 3. ALL PIPING BETWEEN PIV AND ROOF MANIFOLD TO BE INTERNALLY AND EXTERNALLY GALVANIZED.

3 ROOF MANIFOLD PIPING DIAGRAM
SCALE: NTS

No.	REVISIONS/SUBMISSIONS	Date
<div><div><div><div>DAVIS SQUARE</div><div>ARCHITECTS</div></div></div><div><div>240A Elm St., Somerville, MA 02144 617.628.5700 www.davissquarearchitects.com</div></div></div>		
Consultant NORIAN / SIANI ENGINEERING, INC. 43 Bradford Street, 3rd Floor Concord, MA 01742 Tel: (781) 398-2250 Email: info@NS-Engineering.com		
Project DOWNING SQUARE 19R PARK AVE, ARLINGTON, MA 02474		
Title FIRE PROTECTION DETAILS		
	Designed DCW	Drawing No. FP202
	Checked MAB	
	Project No. 16045.00	
	Scale As Noted	
	Date 08.23.2019	

3. GENERAL CONDITIONS & SPECIFICATIONS: THE GENERAL CONDITIONS, AND SPECIFICATIONS ARE PART OF THIS WORK. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND BE FAMILIAR WITH THESE CONDITIONS & SPECIFICATIONS.
2. CODES AND ORDINANCES: INSTALLATION OF THE SYSTEMS SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NATIONAL ELECTRIC CODE, AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES.
3. REQUIREMENTS: OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES AND CERTIFICATES.
4. DESIGN: EQUIPMENT AND ACCESSORIES NOT SPECIFICALLY DESCRIBED OR IDENTIFIED BY MANUFACTURER'S CATALOG NUMBERS SHALL BE DESIGNED IN CONFORMITY WITH NEC, IEEE, UL OR OTHER APPLICABLE TECHNICAL STANDARDS, AND SHALL HAVE NEAT AND FINISHED APPEARANCE.
5. INSTALLATION: ERECT EQUIPMENT IN NEAT AND WORKMANLIKE MANNER; INSTALL SO THAT CONNECTING AND DISCONNECTING OF EQUIPMENT AND ACCESSORIES CAN BE MADE READILY AND SO THAT ALL PARTS ARE EASILY ACCESSIBLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE MANUFACTURERS' INSTRUCTIONS & REQUIREMENTS AND THE BEST STANDARD PRACTICE FOR THIS TYPE OF WORK.
6. BEST PRACTICE: IT IS NOT INTENDED THAT THE DRAWINGS SHALL SHOW EVERY FITTING, CONNECTION, OR APPLIANCE. THIS CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR NECESSARY TO PROVIDE COMPLETE AND OPERATIONAL SYSTEMS IN ACCORDANCE WITH THE BEST PRACTICE OF THE TRADE.
7. EQUIPMENT LOCATION: THE E.C. SHALL VERIFY THE LOCATIONS AND MOUNTING HEIGHTS OF ALL EQUIPMENT AND SWITCHES, AND THE EXACT ROUTING OF ALL CONDUIT AND WIRING, WITH THE OWNER'S REPRESENTATIVE IN THE FIELD, PRIOR TO COMMENCING ANY WORK. ANY CONFLICTS WITH LOCATIONS, OR PROBLEMS ENCOUNTERED WITH ROUTING, SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
8. MATERIALS: ALL MATERIALS, FIXTURES AND EQUIPMENT SHALL BE NEW WITHOUT IMPERFECTIONS AND SHALL BE DELIVERED, ERECTED, COMPLETED AND ALL FINISHES IN EVERY DETAIL. WHEREVER POSSIBLE, ALL TRIM, ACCESSORIES AND PARTS SHALL BE OF THE SAME MANUFACTURER AS THE RELATED EQUIPMENT AND FIXTURES.
9. GENERAL COORDINATION: EXAMINE ALL DRAWINGS AND OTHER SECTIONS OF THE SPECIFICATIONS FOR REQUIREMENTS WHICH AFFECT THE WORK OF THIS SECTION. COORDINATE WORK WITH THAT OF OTHER TRADES AFFECTING, OR AFFECTED BY, WORK OF THIS SECTION. COOPERATE WITH OTHER TRADES TO ENSURE THE STEADY PROGRESS OF THE WORK.
10. PROTECTION OF EQUIPMENT AND MATERIALS: RESPONSIBILITY FOR CARE AND PROTECTION OF ALL MATERIALS AND ELECTRICAL WORK RESTS WITH THIS CONTRACTOR AT ALL TIMES UNTIL IT HAS BEEN APPROVED.
11. GUARANTEE: ALL NEW COMPONENTS OF THE INSTALLATION SHALL BE GUARANTEED IN WRITING BY THIS CONTRACTOR TO BE FREE FROM DEFECTS OF MANUFACTURE AND INSTALLATION FOR A PERIOD OF ONE YEAR FROM THE DATE OF WRITTEN ACCEPTANCE BY THE ENGINEER. ANY DEFECTS FOUND SHALL BE REPAIRED BY THE ELECTRICAL CONTRACTOR AT THEIR OWN EXPENSE.
12. NOTIFICATION: THE E.C. SHALL NOTIFY THE ENGINEER UPON: (1) COMPLETION OF ALL ROUGH WIRING WORK, BEFORE CLOSURE OF ANY TRENCHES, OPEN WALL CAVITIES OR CHASES. (2) UPON "SUBSTANTIAL COMPLETION" OF ALL SYSTEMS. AFTER "SUBSTANTIAL COMPLETION", THE ENGINEER WILL PREPARE A PUNCH LIST OF ITEMS TO BE CORRECTED. THE E.C. SHALL CORRECT ANY DEFICIENCIES FOUND PROMPTLY, AT HIS/HER OWN EXPENSE.
13. FINAL COMPLETION: THE WORK SHALL NOT BE CONSIDERED COMPLETE UNTIL THE PUNCH LIST IS COMPLETED TO THE SATISFACTION OF THE ENGINEER AND ALL FINAL INSPECTIONS HAVE BEEN COMPLETED.

	SYSTEM HEAT DETECTOR		FIRE ALARM CONTROL PANEL
	SYSTEM SMOKE DETECTOR		FIRE ALARM ANNUNCIATOR
	SYSTEM SMOKE DETECTOR ("H" DENOTES SOUNDER BASE/HORN)		BI-DIRECTIONAL AMPLIFIER
	SYSTEM SMOKE DETECTOR ("R" DENOTES ELEVATOR RECALL)		SPRINKLER SYSTEM ELECTRIC BELL
	SYSTEM SMOKE DETECTOR ("D" DENOTES DUCT SMOKE DETECTOR)		CONTROL MODULE
	INTERCONNECTED SMOKE ALARM (120V)		CONTROL RELAY
	COMBINATION SMOKE/CARBON MONOXIDE ALARM (120V) ("S" DENOTES INTEGRAL STROBE)		MAGNETIC DOOR HOLDER
	CARBON MONOXIDE ALARM		FIRE ALARM PULL STATION
	SYSTEM CARBON MONOXIDE DETECTOR		FLOW SWITCH
	CEILING HORN/STROBE		HIGH PRESSURE SWITCH
	WEATHERPROOF FIRE ALARM BEACON		ISOLATION MODULE
	STROBE FOR VISUAL NOTIFICATION OF CARBON MONOXIDE ALARM		KEY DEPOSITORY BOX
	STROBE FOR VISUAL NOTIFICATION OF SMOKE ALARM		LOW PRESSURE SWITCH
	FIRE ALARM AUDIO HORN/SPEAKER DEVICE		MASTER BOX
	COMBINATION HORN/SPEAKER & STROBE (# INDICATES CANDELLA RATING)		MONITORING MODULE (# INDICATES QUANTITY)
	LOW FREQUENCY SOUNDER (520Hz)		POWER EXTENDER
	STROBE VISUAL ALARM SIGNAL (# INDICATES CANDELLA RATING)		NOTIFICATION APPLIANCE POWER SUPPLY
			REMOTE INDICATOR
			RELAY MODULE
			TAMPER SWITCH

6" (152 mm) minimum

90" (2.29 m) minimum

Electrical box outline

NFPA 72 requires audible appliances tops to be 90" minimum above the finished floor and not less than 6" below the ceiling (confirm with your local codes)

Electrical box outline

Bottom of lens is either even with, or slightly above bottom of compatible boxes

80" (2.03 m) minimum

NFPA 72 requires that the entire lens be not less than 80" and not greater than 96" above the finished floor (confirm with your local codes)

NOTIFICATION APPLIANCE MOUNTING HEIGHTS

SCALE: NTS



1. PROVIDE LOCKABLE WEATHERPROOF CABINET KEYED PER LOCAL FIRE DEPT WITH AS-BUILT FIRE ALARM DRAWINGS.
2. COORDINATE LOCATION AND INSTALLATION DETAILS WITH LOCAL FIRE DEPARTMENT.

SCALE: NTS

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Project

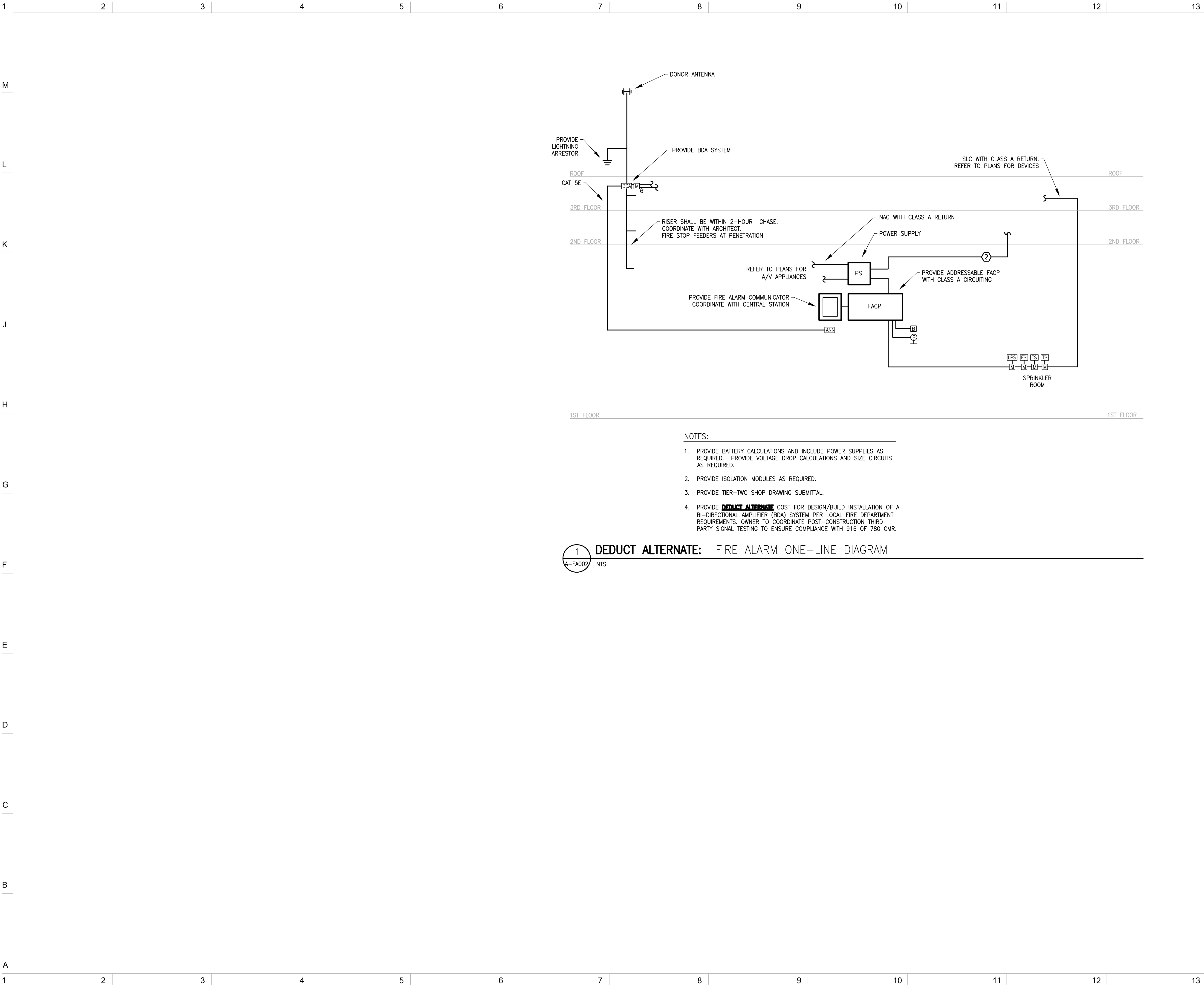
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Title	FIRE ALARM LEGEND, NOTES, & DETAILS
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Designed BMK	Drawing No.
Checked GAC	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	


Drawing No.

FA001



- FIRE ALARM NOTES:
1. PLAN IS DIAGRAMATIC. LOCATE DEVICES IN ACCORDANCE WITH NFPA 72 (2010) AND DEVICE LISTING.
 2. RUN ALL CONDUIT CONCEALED THROUGHOUT.
 3. PROVIDE NEW RETURN LOOP FROM MOST REMOTE TERMINAL DEVICE TO RESPECTIVE TERMINAL CABINET.
 4. ALL FIRE ALARM EMT FITTINGS SHALL BE PAINTED RED BY THE E.C. DEVICE BOXES SHALL BE STEEL (DIECAST NOT ALLOWED).
 5. ALL WIRING SHALL BE STRANDED. SLC WIRING SHALL BE LOW CAPACITANCE TYPE.
 6. NO SPLICES, T-TAPS OR INLINE TERMINAL BLOCK CONNECTIONS ARE ALLOWED. ALL WIRING SHALL BE POINT TO POINT FROM DEVICE TO TERMINATION.
 7. ALL NEW FIRE ALARM DEVICES SHALL BE UL-LISTED ADA-COMPLIANT SYSTEMS. DEVICES SHALL BE COMPATIBLE WITH EXISTING NOTIFIER SYSTEM.
 8. ALL TERMINATIONS BY FACTORY AUTHORIZED SYSTEM VENDOR.
 9. ALL FIRE ALARM AUDIOVISUAL UNITS TO BE MOUNTED PER NFPA 72 REQUIREMENTS.
 10. INCLUDE FIRE ALARM PANEL MODIFICATIONS REQUIRED FOR COMPLETE AND FUNCTIONAL INSTALL. COORDINATE WITH ARCHITECTURAL PLANS AND SECTIONS.
 11. PROVIDE RISER DIAGRAM(S) AUTHORED BY FIRE ALARM SYSTEM VENDOR (SIMPLEX) TO BE DISTRIBUTED TO OWNER & ENGINEER. FOR APPROVAL PRIOR TO INSTALLATION
 12. MINIMUM SIZE CONDUIT TO BE 3/4".
 13. PROVIDE A/V CIRCUIT LOAD TEST & UPDATED RISER DIAGRAM(S) AUTHORED BY APPROVED FIRE ALARM SYSTEM VENDOR PRIOR TO INITIATING WORK.
 14. CONTRACTOR TO PROVIDE VENDOR TESTING PER NFPA 72. VENDOR TO SUBMIT 'RECORD OF COMPLETION' AFFIRMING PROPER OPERATION.
 15. CONTRACTOR SHALL PERFORM INITIAL TESTING OF 100% OF EACH NEW DEVICE PLUS 10% ADDITIONAL TESTING OF REMAINING DEVICES TO ENSURE PROGRAMMING OF EXISTING SYSTEM NOT AFFECTED BY NEW WORK.
 16. UPDATE ROOM NAMES ON ANNUNCIATORS.
 17. LABEL ALL DEVICES WITH SELF-ADHESIVE VINYL LABELS.
 18. CONTRACTOR TO PROVIDE A COMPLETE SUBMITTAL IN ACCORDANCE WITH THE I.B.C. SECTION 907.1.2. PROVIDE TIER TWO SHOP DRAWINGS OF FIRE ALARM SYSTEM, BATTERY/VOLTAGE DROP CALCULATIONS AND MANUFACTURER DATA ON DEVICES. UPON COMPLETION PROVIDE TIER THREE RECORD DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date
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Project

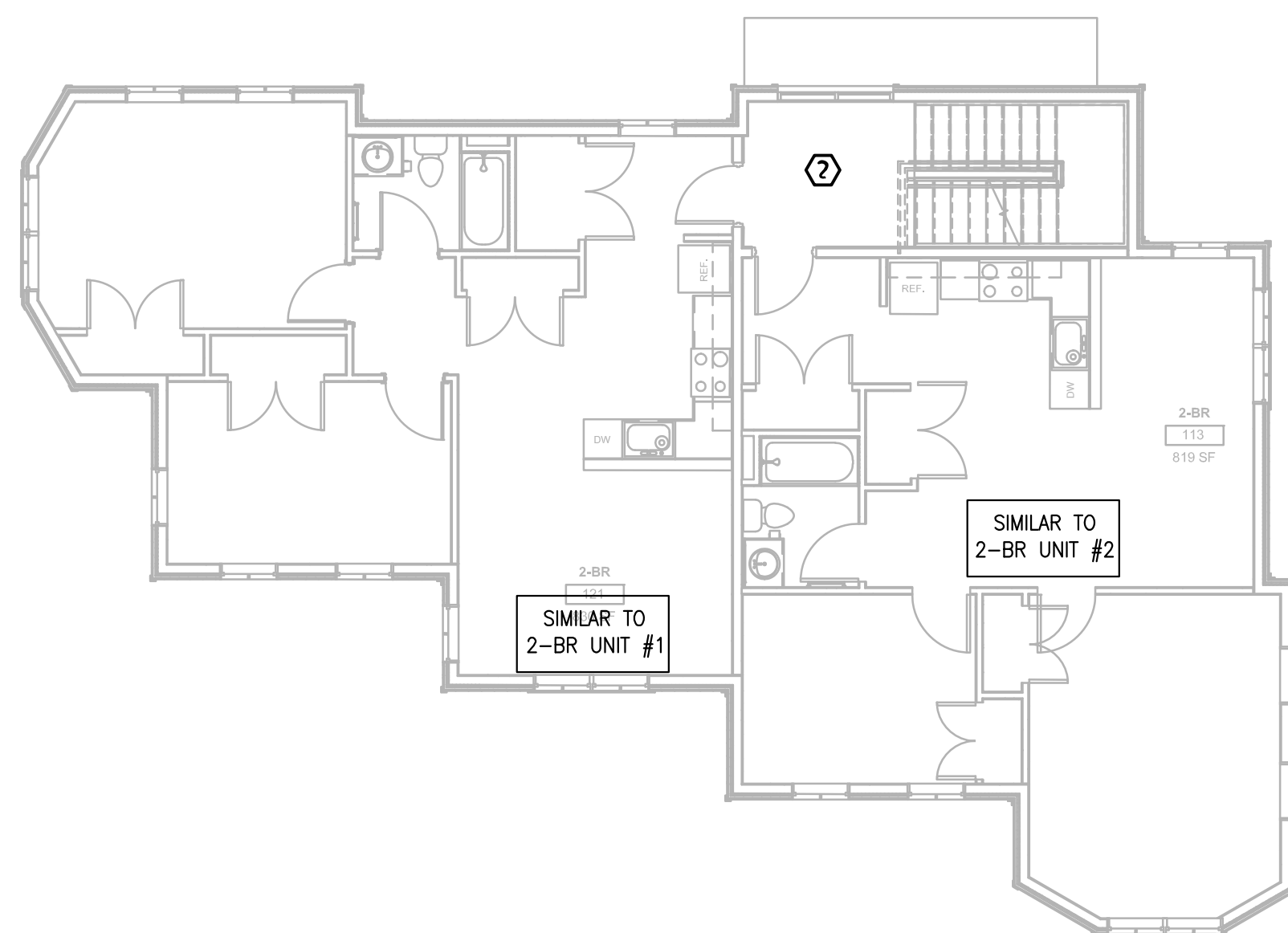
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Title

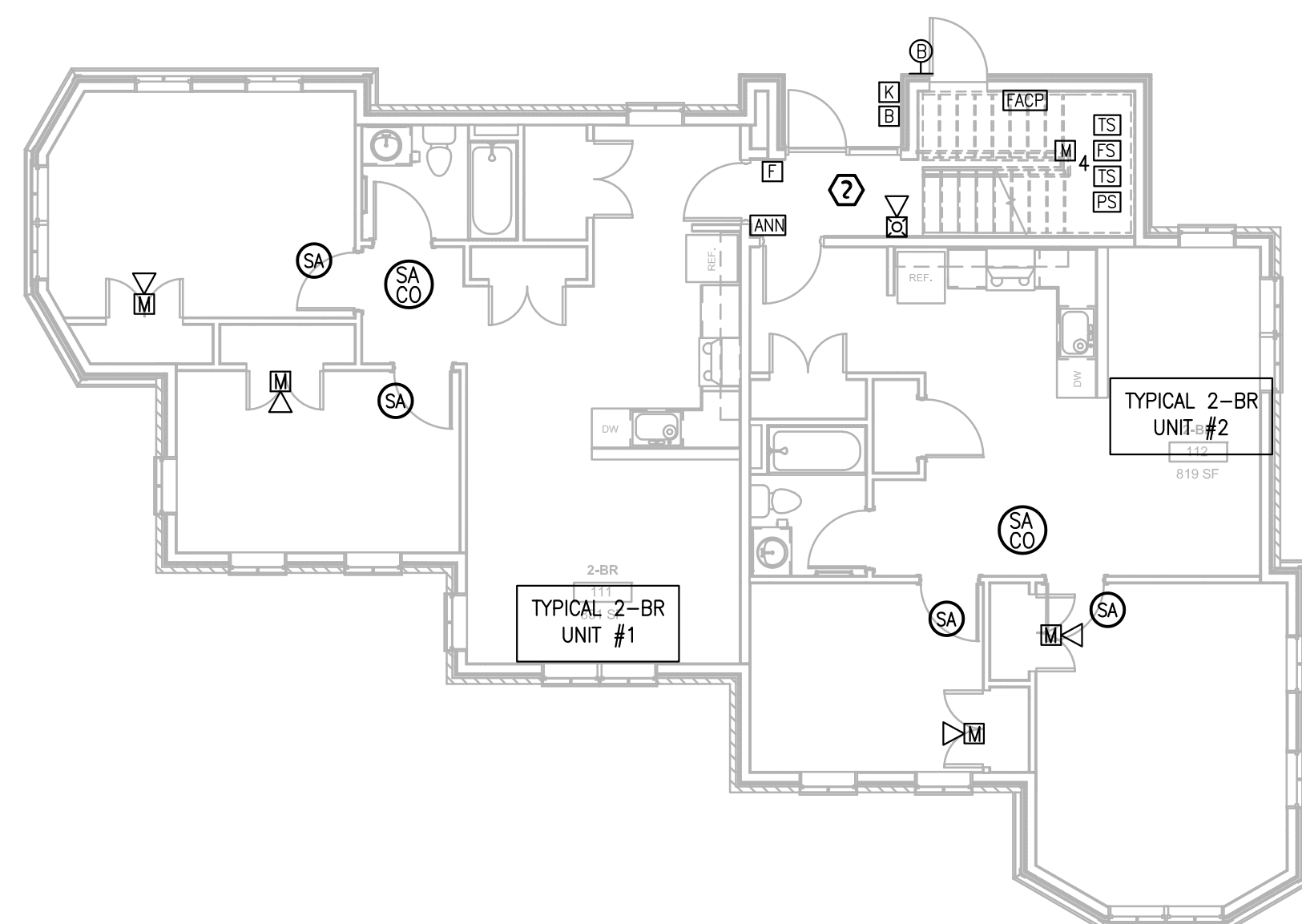
**BUILDING A - FIRE ALARM
ONE-LINE DIAGRAM**

Designed BMK	Drawing No.
Checked GAC	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	

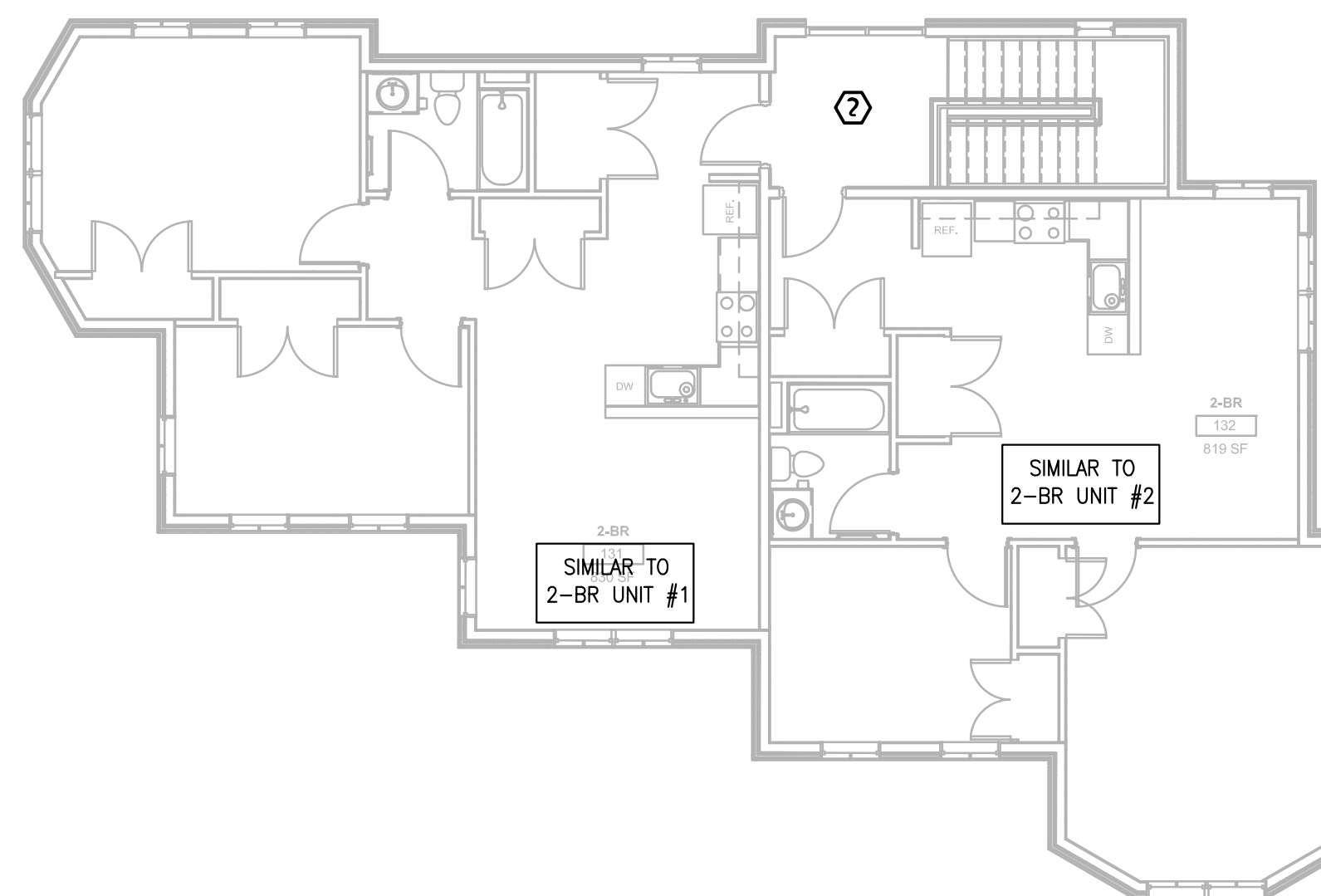
A-FA002



2 SECOND FLOOR FIRE ALARM PLAN
A-FA101 SCALE: 1/8" = 1'-0"



1 FIRST FLOOR FIRE ALARM PLAN
A-FA101 SCALE: 1/8" = 1'-0"



3 THIRD FLOOR FIRE ALARM PLAN
A-FA101 SCALE: 1/8" = 1'-0"

FIRE ALARM NOTES:

1. PLAN IS DIAGRAMATIC. LOCATE DEVICES IN ACCORDANCE WITH NFPA 72 (2010) AND DEVICE LISTING.
2. RUN ALL CONDUIT CONCEALED THROUGHOUT.
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5. ALL WIRING SHALL BE STRANDED. SLIC WIRING SHALL BE LOW CAPACITANCE TYPE.
6. NO SPLICES, T-TAPS OR INLINE TERMINAL BLOCK CONNECTIONS ARE ALLOWED. ALL WIRING SHALL BE POINT TO POINT FROM DEVICE TO TERMINATION.
7. ALL NEW FIRE ALARM DEVICES SHALL BE UL-LISTED AREA-COMPATANT SYSTEMS. DEVICES SHALL BE COMPATIBLE WITH EXISTING NOTIFIER SYSTEM.
8. ALL TERMINATIONS BY FACTORY AUTHORIZED SYSTEM VENDOR.
9. ALL FIRE ALARM AUDIOVISUAL UNITS TO BE MOUNTED PER NFPA 72 REQUIREMENTS.
10. INCLUDE FIRE ALARM PANEL MODIFICATIONS REQUIRED FOR COMPLETE AND FUNCTIONAL INSTALL. COORDINATE WITH ARCHITECTURAL PLANS AND SECTIONS.
11. PROVIDE RISER DIAGRAM(S) AUTHORED BY FIRE ALARM SYSTEM VENDOR (SIMPLEX) TO BE DISTRIBUTED TO OWNER & ENGINEER. FOR APPROVAL PRIOR TO INSTALLATION
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16. UPDATE ROOM NAMES ON ANNUNCIATORS.
17. LABEL ALL DEVICES WITH SELF-ADHESIVE VINYL LABELS.
18. CONTRACTOR TO PROVIDE A COMPLETE SUBMITTAL IN ACCORDANCE WITH THE I.B.C. SECTION 907.1.2. PROVIDE TIER TWO SHOP DRAWINGS OF FIRE ALARM SYSTEM, BATTERY/VOLTAGE DROP CALCULATIONS AND MANUFACTURER DATA ON DEVICES. UPON COMPLETION PROVIDE TIER THREE RECORD DRAWINGS.



Consultant

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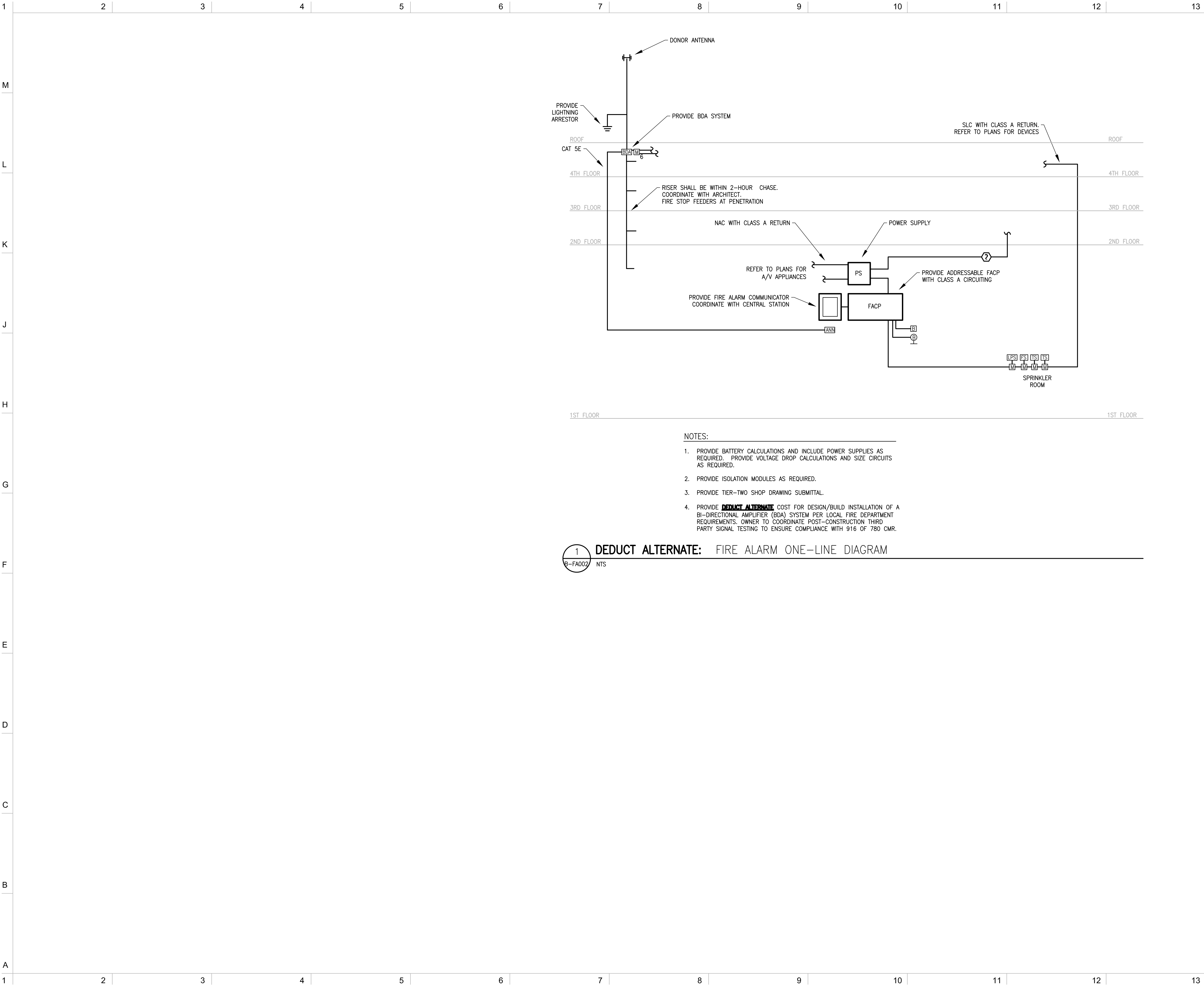
Project

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title	BUILDING A - FIRE ALARM FLOOR PLANS
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Designed BMK	Drawing No. A-
Checked GAC	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	

A-FA101



- FIRE ALARM NOTES:
1. PLAN IS DIAGRAMATIC. LOCATE DEVICES IN ACCORDANCE WITH NFPA 72 (2010) AND DEVICE LISTING.
 2. RUN ALL CONDUIT CONCEALED THROUGHOUT.
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 11. PROVIDE RISER DIAGRAM(S) AUTHORED BY FIRE ALARM SYSTEM VENDOR (SIMPLEX) TO BE DISTRIBUTED TO OWNER & ENGINEER. FOR APPROVAL PRIOR TO INSTALLATION
 12. MINIMUM SIZE CONDUIT TO BE 3/4".
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 17. LABEL ALL DEVICES WITH SELF-ADHESIVE VINYL LABELS.
 18. CONTRACTOR TO PROVIDE A COMPLETE SUBMITTAL IN ACCORDANCE WITH THE I.B.C. SECTION 907.1.2. PROVIDE TIER TWO SHOP DRAWINGS OF FIRE ALARM SYSTEM, BATTERY/VOLTAGE DROP CALCULATIONS AND MANUFACTURER DATA ON DEVICES. UPON COMPLETION PROVIDE TIER THREE RECORD DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date
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Project

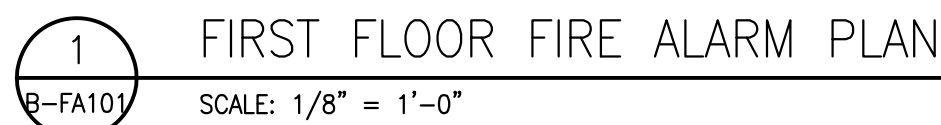
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Title

**BUILDING B - FIRE ALARM
ONE-LINE DIAGRAM**

Designed BMK	Drawing No.
Checked GAC	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	

B-FA002



1. PLAN IS DIAGRAMATIC. LOCATE DEVICES IN ACCORDANCE WITH NFPA 72 (2010) AND DEVICE LISTING.
2. RUN ALL CONDUIT CONCEALED THROUGHOUT.
3. PROVIDE NEW RETURN LOOP FROM MOST REMOTE TERMINAL DEVICE TO RESPECTIVE TERMINAL CABINET.
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11. PROVIDE RISER DIAGRAM(S) AUTHORED BY FIRE ALARM SYSTEM VENDOR (SIMPLEX) TO BE DISTRIBUTED TO OWNER & ENGINEER. FOR APPROVAL PRIOR TO INSTALLATION
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No.	REVISIONS/SUBMISSIONS	Date



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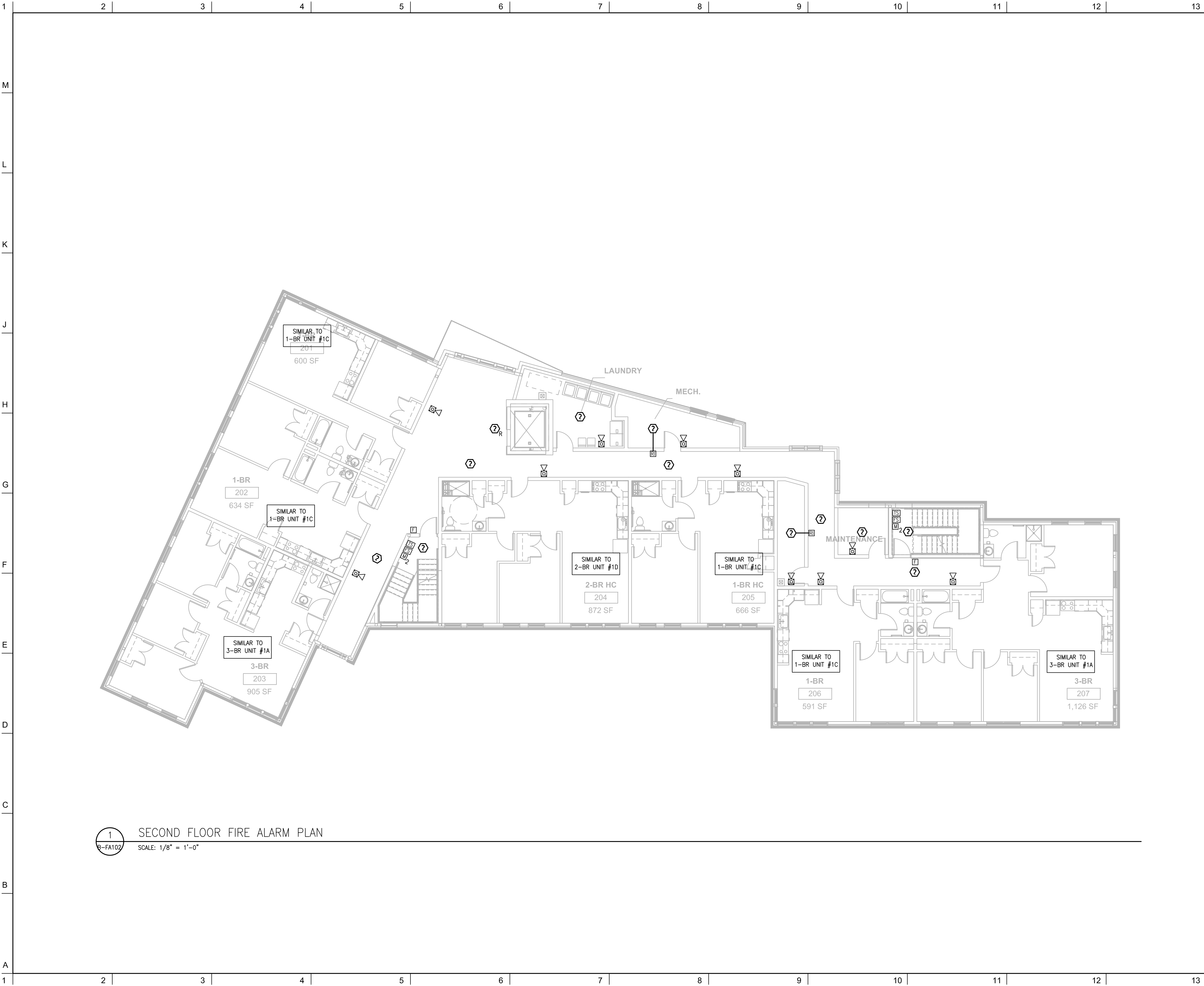
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BUILDING B - FIRST FLOOR FIRE ALARM PLANS

Designed BMK
Checked GAC
Project No. 16045.00
Scale As Noted
Date 08.23.2019

Drawing No.

B-FA101



1 SECOND FLOOR FIRE ALARM PLAN
B-FA102 SCALE: 1/8" = 1'-0"

- FIRE ALARM NOTES:
1. PLAN IS DIAGRAMATIC. LOCATE DEVICES IN ACCORDANCE WITH NFPA 72 (2010) AND DEVICE LISTING.
 2. RUN ALL CONDUIT CONCEALED THROUGHOUT.
 3. PROVIDE NEW RETURN LOOP FROM MOST REMOTE TERMINAL DEVICE TO RESPECTIVE TERMINAL CABINET.
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 8. ALL TERMINATIONS BY FACTORY AUTHORIZED SYSTEM VENDOR.
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 18. CONTRACTOR TO PROVIDE A COMPLETE SUBMITAL IN ACCORDANCE WITH THE I.B.C. SECTION 907.1.2. PROVIDE TIER TWO SHOP DRAWINGS OF FIRE ALARM SYSTEM, BATTERY/VOLTAGE DROP CALCULATIONS AND MANUFACTURER DATA ON DEVICES. UPON COMPLETION PROVIDE TIER THREE RECORD DRAWINGS.

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Project

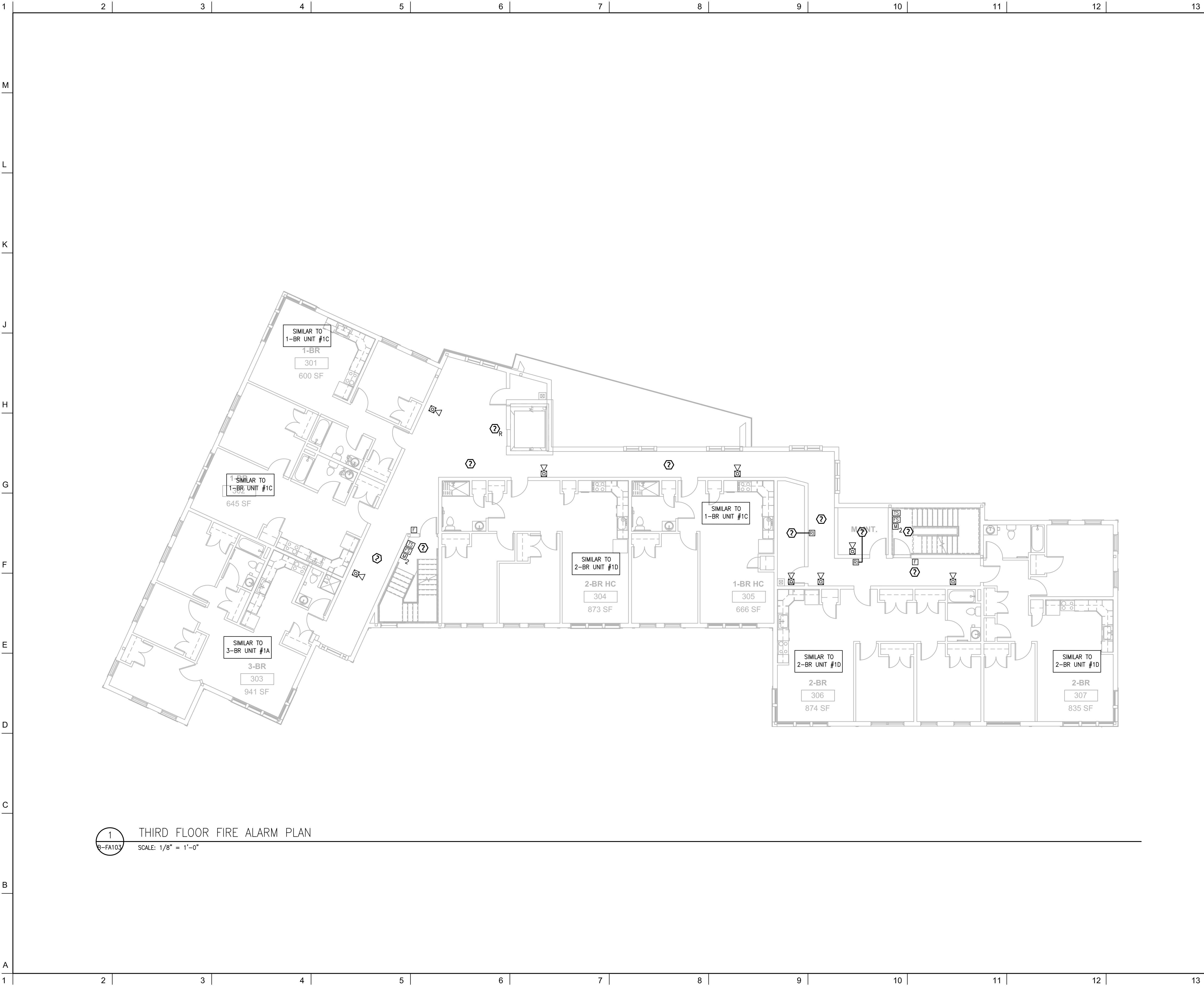
DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title

**BUILDING B - SECOND FLOOR
FIRE ALARM PLAN**

Designed BMK Checked GAC Project No. 16045.00 Scale As Noted Date 08.23.2019	Drawing No.	

B-FA102



- FIRE ALARM NOTES:
1. PLAN IS DIAGRAMATIC. LOCATE DEVICES IN ACCORDANCE WITH NFPA 72 (2010) AND DEVICE LISTING.
 2. RUN ALL CONDUIT CONCEALED THROUGHOUT.
 3. PROVIDE NEW RETURN LOOP FROM MOST REMOTE TERMINAL DEVICE TO RESPECTIVE TERMINAL CABINET.
 4. ALL FIRE ALARM EMT FITTINGS SHALL BE PAINTED RED BY THE E.C. DEVICE BOXES SHALL BE STEEL (DIECAST NOT ALLOWED).
 5. ALL WIRING SHALL BE STRANDED. SLC WIRING SHALL BE LOW CAPACITANCE TYPE.
 6. NO SPICES, T-TAPS OR INLINE TERMINAL BLOCK CONNECTIONS ARE ALLOWED. ALL WIRING SHALL BE POINT TO POINT FROM DEVICE TO TERMINATION.
 7. ALL NEW FIRE ALARM DEVICES SHALL BE UL-LISTED ADA-COMPLIANT SYSTEMS. DEVICES SHALL BE COMPATIBLE WITH EXISTING NOTIFIER SYSTEM.
 8. ALL TERMINATIONS BY FACTORY AUTHORIZED SYSTEM VENDOR.
 9. ALL FIRE ALARM AUDIOVISUAL UNITS TO BE MOUNTED PER NFPA 72 REQUIREMENTS.
 10. INCLUDE FIRE ALARM PANEL MODIFICATIONS REQUIRED FOR COMPLETE AND FUNCTIONAL INSTALL. COORDINATE WITH ARCHITECTURAL PLANS AND SECTIONS.
 11. PROVIDE RISER DIAGRAM(S) AUTHORED BY FIRE ALARM SYSTEM VENDOR (SIMPLEX) TO BE DISTRIBUTED TO OWNER & ENGINEER. FOR APPROVAL PRIOR TO INSTALLATION
 12. MINIMUM SIZE CONDUIT TO BE 3/4".
 13. PROVIDE A/V CIRCUIT LOAD TEST & UPDATED RISER DIAGRAM(S) AUTHORED BY APPROVED FIRE ALARM SYSTEM VENDOR PRIOR TO INITIATING WORK.
 14. CONTRACTOR TO PROVIDE VENDOR TESTING PER NFPA 72. VENDOR TO SUBMIT 'RECORD OF COMPLETION' AFFIRMING PROPER OPERATION.
 15. CONTRACTOR SHALL PERFORM INITIAL TESTING OF 100% OF EACH NEW DEVICE PLUS 10% ADDITIONAL TESTING OF REMAINING DEVICES TO ENSURE PROGRAMMING OF EXISTING SYSTEM NOT AFFECTED BY NEW WORK.
 16. UPDATE ROOM NAMES ON ANNUNCIATORS.
 17. LABEL ALL DEVICES WITH SELF-ADHESIVE VINYL LABELS.
 18. CONTRACTOR TO PROVIDE A COMPLETE SUBMITTAL IN ACCORDANCE WITH THE I.B.C. SECTION 907.1.2. PROVIDE TIER TWO SHOP DRAWINGS OF FIRE ALARM SYSTEM, BATTERY/VOLTAGE DROP CALCULATIONS AND MANUFACTURER DATA ON DEVICES. UPON COMPLETION PROVIDE TIER THREE RECORD DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

**DAVIS
SQUARE**
ARCHITECTS

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Project

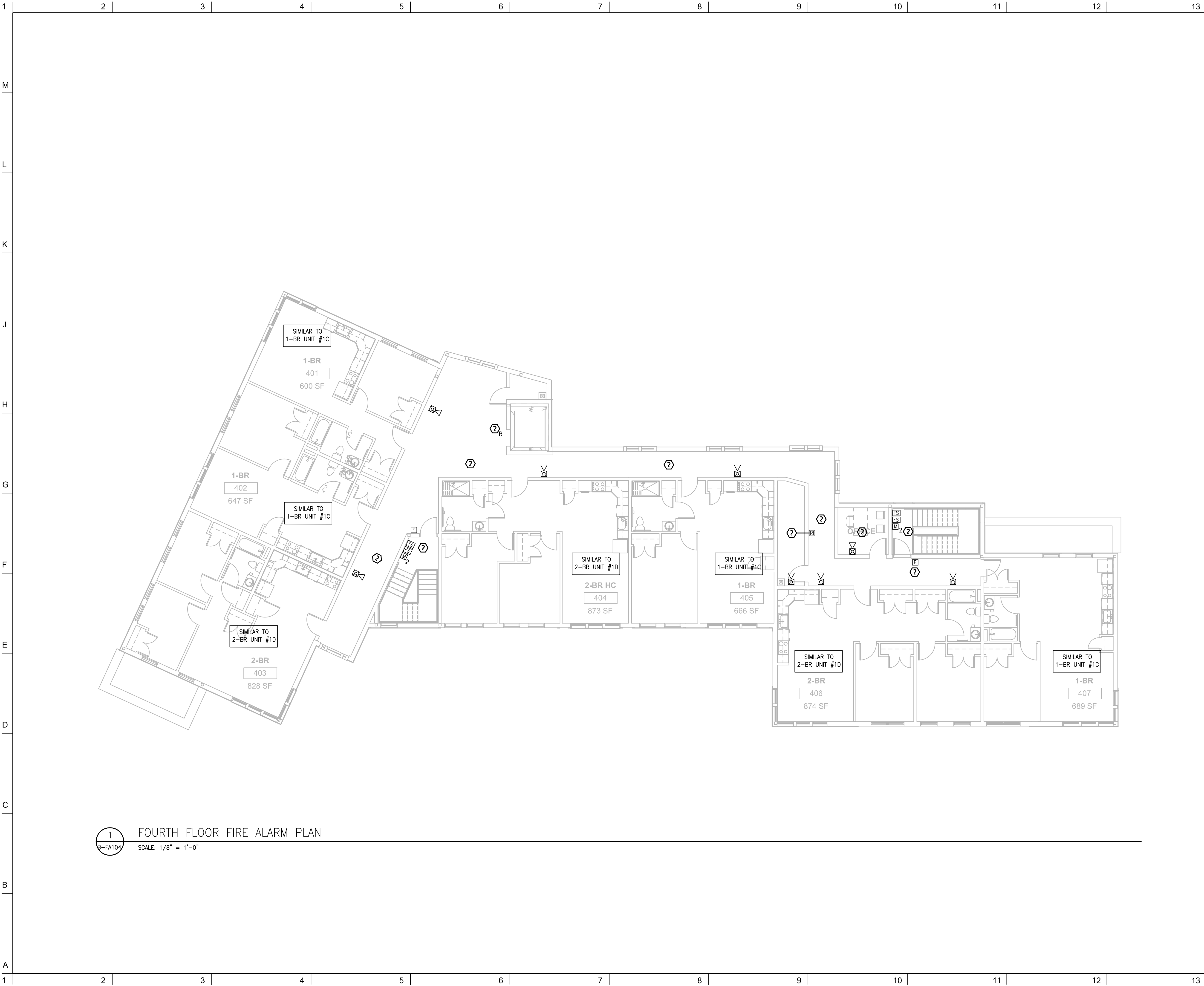
DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title

**BUILDING B - THIRD FLOOR
FIRE ALARM PLAN**

Designed BMK	Drawing No.
Checked GAC	
Project No. 16045.00	
Scale As Noted	
Date 08.23.2019	

B-FA103



- FIRE ALARM NOTES:
1. PLAN IS DIAGRAMATIC. LOCATE DEVICES IN ACCORDANCE WITH NFPA 72 (2010) AND DEVICE LISTING.
 2. RUN ALL CONDUIT CONCEALED THROUGHOUT.
 3. PROVIDE NEW RETURN LOOP FROM MOST REMOTE TERMINAL DEVICE TO RESPECTIVE TERMINAL CABINET.
 4. ALL FIRE ALARM EMT FITTINGS SHALL BE PAINTED RED BY THE E.C. DEVICE BOXES SHALL BE STEEL (DIECAST NOT ALLOWED).
 5. ALL WIRING SHALL BE STRANDED. SLC WIRING SHALL BE LOW CAPACITANCE TYPE.
 6. NO SPICES, T-TAPS OR INLINE TERMINAL BLOCK CONNECTIONS ARE ALLOWED. ALL WIRING SHALL BE POINT TO POINT FROM DEVICE TO TERMINATION.
 7. ALL NEW FIRE ALARM DEVICES SHALL BE UL-LISTED ADA-COMPLIANT SYSTEMS. DEVICES SHALL BE COMPATIBLE WITH EXISTING NOTIFIER SYSTEM.
 8. ALL TERMINATIONS BY FACTORY AUTHORIZED SYSTEM VENDOR.
 9. ALL FIRE ALARM AUDIOVISUAL UNITS TO BE MOUNTED PER NFPA 72 REQUIREMENTS.
 10. INCLUDE FIRE ALARM PANEL MODIFICATIONS REQUIRED FOR COMPLETE AND FUNCTIONAL INSTALL. COORDINATE WITH ARCHITECTURAL PLANS AND SECTIONS.
 11. PROVIDE RISER DIAGRAM(S) AUTHORED BY FIRE ALARM SYSTEM VENDOR (SIMPLEX) TO BE DISTRIBUTED TO OWNER & ENGINEER. FOR APPROVAL PRIOR TO INSTALLATION
 12. MINIMUM SIZE CONDUIT TO BE 3/4".
 13. PROVIDE A/V CIRCUIT LOAD TEST & UPDATED RISER DIAGRAM(S) AUTHORED BY APPROVED FIRE ALARM SYSTEM VENDOR PRIOR TO INITIATING WORK.
 14. CONTRACTOR TO PROVIDE VENDOR TESTING PER NFPA 72. VENDOR TO SUBMIT 'RECORD OF COMPLETION' AFFIRMING PROPER OPERATION.
 15. CONTRACTOR SHALL PERFORM INITIAL TESTING OF 100% OF EACH NEW DEVICE PLUS 10% ADDITIONAL TESTING OF REMAINING DEVICES TO ENSURE PROGRAMMING OF EXISTING SYSTEM NOT AFFECTED BY NEW WORK.
 16. UPDATE ROOM NAMES ON ANNUNCIATORS.
 17. LABEL ALL DEVICES WITH SELF-ADHESIVE VINYL LABELS.
 18. CONTRACTOR TO PROVIDE A COMPLETE SUBMITTAL IN ACCORDANCE WITH THE I.B.C. SECTION 907.1.2. PROVIDE TIER TWO SHOP DRAWINGS OF FIRE ALARM SYSTEM, BATTERY/VOLTAGE DROP CALCULATIONS AND MANUFACTURER DATA ON DEVICES. UPON COMPLETION PROVIDE TIER THREE RECORD DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date
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Project

DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title

**BUILDING B - FOURTH FLOOR
FIRE ALARM PLAN**

	Designed BMK	Drawing No.
	Checked GAC	
	Project No. 16045.00	
	Scale As Noted	
	Date 08.23.2019	

B-FA104